



Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan



1. Mesastone Textured Units (Black Canyon) 2x4x16

2. Pure Freeform (Rame Toscana) #VL06

3. Stucco Fine Maxi White DE6219 Crystal Haze

4. Dunn Edwards Paint (Center Ridge) DE6230 LRV 18

5. Dunn Edwards Paint (Calico Rock) DE6229 LRV 28

6. Concrete Tiles, Davis Colors (Graphite 8084)

7. Viracon 1/2" Frosted Glass, Transparent w/ no reflectivity

8. Window Frames, (Aluminum) Black

9. Cement Board (Cedar T.S.) Allura

10. Trendstone Ground Face Masonry Units (Black Canyon) Oldcastle Superlight - Echelon Trenwyth

11. Dunn Edwards Paint (Cavernous) DE6364 LRV 8

12. Pure Freeform (Frozen Titanium) #CM07

13. Pure Freeform (Gun Metal) #VL03

Property Development Standards for Scottsdale Residences (amended) August 2019 – Scottsdale Residences

A. Maximums for building height, GFAR and density, are shown on Table A.1.

Table A.1 Building Height, Gross Floor Area Ratio (GFAR), Density Maximums				
Development Type	Building Height Maximum ⁽¹⁾	GFAR Maximum without Bonus(es)	GFAR Maximum with Bonus(es) ⁽²⁾	Density Maximum (per acre of gross lot area)
Downtown Multiple Use Type 2	66 feet	1.4	2.0	50 dwelling units
Notes: 1. Excludes roof top appurtenances: a. Maximum height for rooftop appurtenances b. Maximum coverage for rooftop appurtenances: 20% of rooftop c. Minimum setback for rooftop appurtenances: 15' feet from all sides of the building 2. See Sec. 6.1308.B. PBD				

B. Setbacks from public streets, except alleys.

1. The minimum setback from public streets (except alleys) is shown in Table B.1. The setback is measured from the back of curb.

Table B.1 Minimum Setback for Buildings Adjacent to Public Streets, except alleys	
Street	Minimum Building Setback
North Scottsdale Road in Type 1, Type 2 or Type 2.5 Areas	20 feet
All other public streets and public street segments in the Type 2 or Type 2.5 Areas	20 feet
Note: See the Downtown Plan Urban Design & Architectural Guidelines for Locations of the public streets and setbacks above.	

2. The adjustment of front yard requirements in Article VII. does not apply.

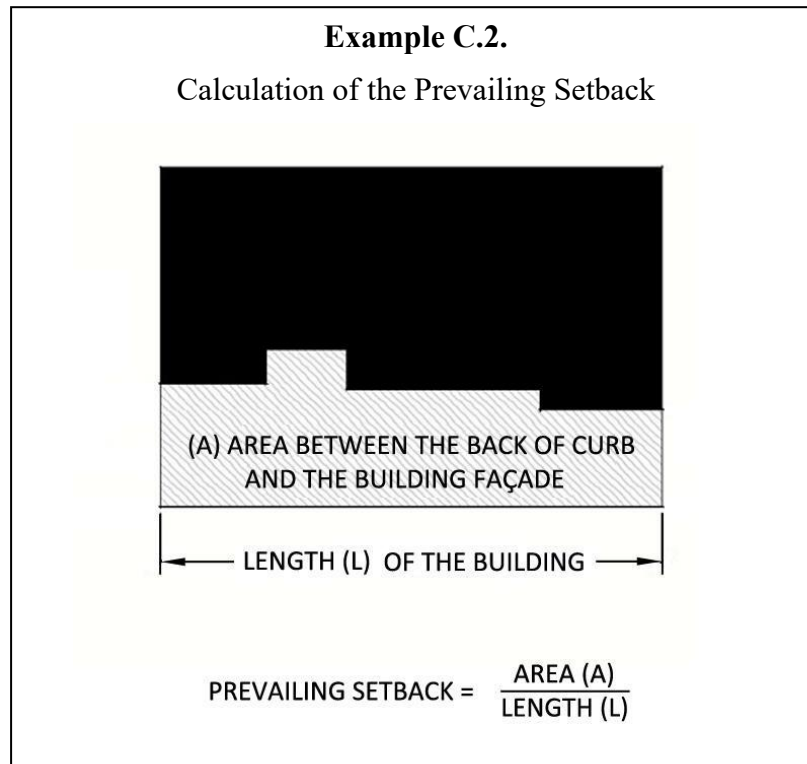
C. Building location.

1. In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, at least twenty-five (25) percent of the length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet.
2. In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, a building with a building façade length of two hundred (200) feet or more shall be located to achieve a prevailing setback shown in Table C.1. The building facades on

a corner lot are calculated separately, and not added together.

Table C.1 Prevailing Setbacks for Buildings Adjacent to a Public Street (except alleys)	
Street	Prevailing Setback
All public street and public street segments	Between 25 and 35 Feet

- The prevailing setback is equal to the area between the back of curb and the building facade, divided by the length of the building, as shown in Example C.2.



- D. Private outdoor living space.
 - All dwelling units shall include private outdoor living space located beside the dwelling unit.
 - Each private outdoor living space shall be at least six (6) feet deep and sixty (60) square feet in area.
- E. Stepbacks.
 - Property in a Type 2 Area, the stepback plane shall incline at a ratio of 1:1, beginning forty five (45-48*) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines, to sixty six (66) feet. (*48'- only required at 69th Street for less than 25%)

- F. Exceptions to building location, setback, prevailing setback and stepback standards.
1. Except as provided in Subsection F.5. below, certain exceptions to building location, setback and stepback standards are allowed if the Development Review Board finds the exceptions conform to:
 - a. The Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines; and
 - b. The sight distance requirements of the Design Standards and Policy Manual.
 2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:
 - a. A maximum of five (5) feet for cornices, eaves, parapets and fireplaces.
 - b. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.
 - c. Balcony walls and railings with a maximum inside height of forty-five (45) inches.
 - d. Uncovered balconies, uncovered terraces and patios at and below grade.
 - e. Covered sidewalks and uncovered terraces directly above a sidewalk.
 - f. A maximum of three (3) feet for covered balconies.
 3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to stepback and setback standards above the first floor (not specified in F.2. above), is allowed for projections that:
 - a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
 - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.
 4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.
 5. Exceptions to setback or stepback standards are not allowed:
 - a. To cross a property line; however, exceptions that encroach into the public street may be allowed, subject to the Scottsdale Revised Code.
 - b. To increase the maximum building height.

G. Shaded sidewalks.

1. The property owner shall provide shaded sidewalks that conform to the Downtown Plan Urban Design & Architectural Guidelines, subject to Development Review Board approval.

H. Signs.

1. The provisions of Article VIII. shall apply.

- I. Off-street parking.
 - 1. The provisions of Article IX. shall apply.
 - 2. Vehicle parking is prohibited in the required setback specified in Table 5.3006.C.
 - 3. The underground portion of a parking structure may be built to the property line.
 - 4. A development with dwelling units that is required to provide:
 - a. Fifty (50) to two hundred (200) parking spaces for the dwelling units, shall provide at least ninety (90) percent of those parking spaces in a parking structure, podium parking, or tuck-under parking.
 - b. Two hundred one (201) or more parking spaces for the dwelling units, shall provide at least ninety (90) percent of those parking spaces in a parking structure, excluding podium parking and tuck-under parking.
 - 5. The Development Review Board may approve an above-ground parking structure, podium parking and tuck-under parking adjacent to a public street if it finds that such parking conforms to the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines.
- J. Landscaping.
 - 1. The provisions of Article X. shall apply.



To: Paul Ladensack
CCGB Architects, Inc.

From: Jamie Blakeman, PE, PTOE

Job Number: 19.5035.001

RE: Scottsdale Residences
Traffic Statement

Date: August 23, 2019



Memorandum

INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Scottsdale Residences development located on the southeast corner of Main Street and 69th Street in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed Scottsdale Residences development will be comprised of 121 units which includes 24 studio units, 60 1-bedroom units, and 37 2-bedroom units. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Statement is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.

EXISTING CONDITIONS

The proposed development is bordered by an alley to the south, 69th Street to the west, and Main Street to the north. Additionally, located directly east of the proposed development is Prestige Cleaners.



Figure 1 - Vicinity Map



Main Street runs east-west and provides one through lane for each direction of travel with an unposted speed limit of 25 miles per hour (mph). On-street parallel parking is provided on the north and south sides of Main Street between 69th Street and Goldwater Boulevard.

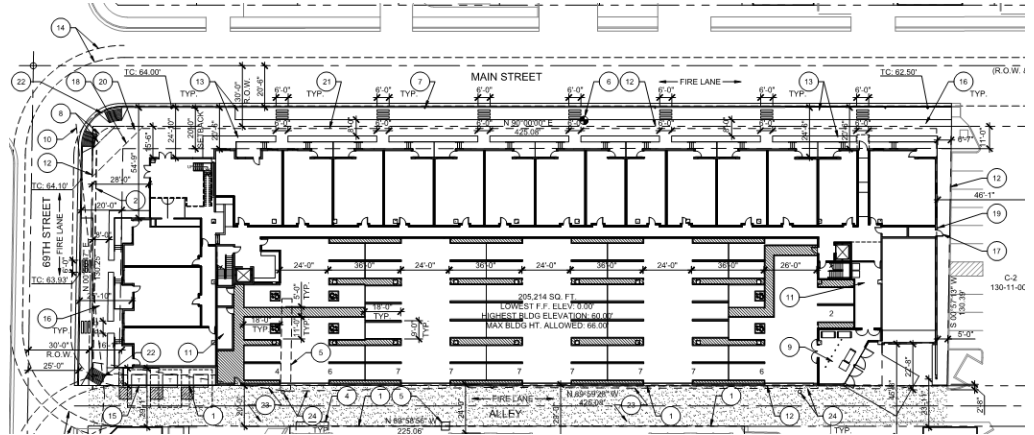


Figure 2 - Site Plan

Goldwater Boulevard runs north-south and provides two (2) through lanes in the northbound direction and three (3) through lanes in the southbound direction with a raised landscaped median. There is a posted speed limit of 35 mph. Per the City of Scottsdale 2016 *Street Classification Map*, Goldwater Boulevard is classified as a couplet. Goldwater Boulevard between Indian School Road and Osborn Road has an average daily traffic volume of 12,000 vehicles according to the City of Scottsdale 2016 *Average Daily Traffic Volumes Segment Map*.

69th Street runs north-south and provides one through lane for each direction of travel with an unposted speed limit of 25 mph. On-street parallel parking is provided on the east and west sides of 69th Street.

COLLISION HISTORY

The most recent 3-year collision history, from January 2016 to December 2018, was obtained from the City of Scottsdale. See **Attachment B** for collision data. The data included the following intersections:

- 69th Street and Main Street
- Goldwater Boulevard and Main Street
- Goldwater Boulevard and 1st Street

69th Street and Main Street

During the three year period, there was 1 crash. The injury and manner of collision were unknown.



Goldwater Boulevard and Main Street

During the three year period, there were a total of 10 crashes, of which 1 was non-incapacitating injury, 1 possible injury, 1 unknown, with the remaining crashes being property damage only. There were a total of 3 angles, 2 rear end, 2 rear to side, 1 single vehicle, 1 left turn, and 1 other crashes.

Goldwater Boulevard and 1st Street

During the three year period, there were a total of 3 crashes, of which 1 was incapacitating injury and 2 were unknown. There were a total of 1 angle, 1 sideswipe same direction, and 1 sideswipe different directions crashes.

COLLISION RATES

The City of Scottsdale's 2016 *Traffic Volume and Collision Rate Data* report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City of Scottsdale. Segment collisions are collisions that occur on a major street more than 100 feet from the major intersections that define the segment, including at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of a major intersection.

The collision rates and city-wide rankings for the study roadway segments are shown in **Table 1**. The City of Scottsdale's 2016 *Traffic Volume and Collision Rate Data* did not report any data for any of the nearby intersections; therefore, only segment collision rates were reported.

Table 1 – Collision Rates - Study Roadway Segments

Segment	From	To	Collision Rate	Rank
Goldwater Boulevard	Scottsdale Road	Indian School Road	8.29	1
2016 City of Scottsdale Average Segment Collision Rate			1.50	

Ranked as number one, it is recommended for a more detail collision study be conducted for Goldwater Boulevard between Scottsdale Road and Indian School Road to determine if there are existing crash patterns and potential mitigation measures that would be appropriate for implementation.

TRIP GENERATION

Existing Land use

The proposed site is comprised of nine (9) parcels (130-11-003, 130-11-004, 130-11-005, 130-11-006, 130-11-007, 130-11-008, 130-11-009, 130-11-010, and 130-11-011). Currently, these parcels





are zoned for D/DMU-2 DO (Downtown Multiple Use District with the Downtown Overlay) land use and the combined lot size is 55,218 square feet (SF). See **Attachment C** for detailed parcel information.

According to the Maricopa County Assessor's website, lot 130-11-003 contains 8,016 SF of office space, lot 130-11-10 contains 5,397 SF of office space, and the remaining seven (7) parcels are parking lots.

The trip generation for the existing land uses was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10th Edition*. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

Utilizing ITE Land Use 710 General Office, the trip generation for the existing land uses was calculated as shown in **Table 2** below. See **Attachment D** for detailed trip generation calculations.

Table 2 - Trip Generation - Existing Land Use

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office	710	13	1000 SF GLA	151	39	34	5	17	3	14

Existing Zoning

The nine (9) parcels are currently zoned for D/DMU-2 DO (Downtown Multiple Use District with the Downtown Overlay). Permitted uses within the D/DMU-2 DO (Downtown Multiple Use District with the Downtown Overlay) zoning district allow for most types of commercial development including retail, general office, and services. With a total lot area of 55,218 SF (1.27 acres), and a maximum floor-to-area ratio (FAR) of 0.80, a 44,174 SF retail space was assumed as a reasonable buildout on this site under the existing D/DMU-2 DO zoning.

ITE Land 820 Shopping Center was utilized. The total trip generation for the buildout of the site under the existing zoning was calculated as shown in **Table 3** below. See **Attachment D** for detailed trip generation calculations.

Table 3 - Trip Generation - Existing Zoning Buildout

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	44.2	1000 SF GLA	3,449	174	108	66	297	143	154





Previously Approved Development

On August 17th, 2016, a Traffic Impact and Mitigation Analysis was completed for the proposed Main Street Scottsdale Condos & Townhomes (21-ZN-2016). This development includes the study area for the Scottsdale Residences along with additional parcels to the south of the alley. The previously approved development consisted of 45 condominiums and 9 townhomes.



Figure 4 - Previously Approved Development Vicinity Map

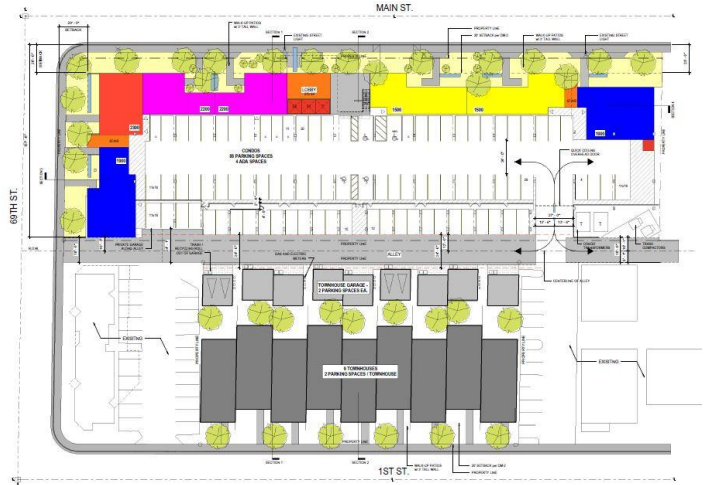


Figure 3 - Previously Approved Development Site Plan

As reported in the August 17th, 2016 study, ITE Land Use 230 Residential Condominium/Townhouse was utilized. The total trip generation for the previously approved development was calculated as shown in [Error! Reference source not found.](#) below.

Table 4 - Trip Generation - Previously Approved Development (21-ZN-2016)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Residential Condominium / Townhouse	230	54	Dwelling Units	376	32	5	27	36	24	12

Proposed Development

The proposed Scottsdale Residences development will be comprised of 121 units which includes 24 studio units, 60 1-bedroom units, and 37 2-bedroom units. The vehicular access into the parking garage will be located off the alley approximately 430 feet east of 68th Street. Access to and from the alley will be restricted to 68th Street only. No entry or exit to the alley will be permitted off of Goldwater Boulevard.



ITE Land Use 221 – Multifamily Housing (Mid-Rise) was used to calculate the trips generated by this four-story proposed multifamily development. The total trip generation for the proposed Scottsdale Residences site is shown in **Table 5** below. Detailed trip generation calculations are provided in **Attachment B**.

Table 5 – Trip Generation - Proposed Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	10	31	53	32	21

Trip Generation Comparison

A comparison between trips generated by the existing land use versus the proposed 121 residential unit of the Scottsdale Residences development is shown in **Table 6**.

Table 6 – Trip Generation Comparison (Existing Land Use vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office	710	13	1000 SF GLA	151	39	34	5	17	3	14
Existing Land Use Total				151	39	34	5	17	3	14
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	11	30	53	32	21
Proposed Development Total				658	41	11	30	53	32	21
Difference				507	2	-23	25	36	29	7

The proposed Scottsdale Residences development is expected to generate 507 additional weekday daily trips, 2 additional AM peak hour trips, and 36 additional PM peak hour trips than the existing office and parking lot land uses.

A trip generation comparison between the trips generated under the build out under the existing zoning versus the proposed Scottsdale Residences development is shown in **Table 7**.

Table 7 – Trip Generation Comparison (Existing Zoning vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	44	1000 SF GLA	3,449	174	108	66	297	143	154
Existing Zoning Total				3,449	174	108	66	297	143	154
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	10	31	53	32	21
Proposed Development Total				658	41	10	31	53	32	21
Difference				-2,791	-133	-98	-35	-244	-111	-133





The proposed Scottsdale Residences development is expected to generate 2,791 fewer weekday daily trips, 133 fewer AM peak hour trips, and 244 fewer PM peak hour trips compared to the build out of a possible retail use allowed under the existing zoning.

A trip generation comparison between the trips generated by the previously approved Main Street Scottsdale Condos & Townhomes versus the proposed Scottsdale Residences development is shown in **Table 8** below.

Table 8 - Trip Generation Comparison (Previously Approved vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	220	54	Dwelling Units	367	27	6	21	34	21	13
Previously Approved Development Total				367	27	6	21	34	21	13
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	10	31	53	32	21
Proposed Development Total				658	41	10	31	53	32	21
Difference				291	14	4	10	19	11	8

The proposed Scottsdale Residences development is expected to generate 291 more weekday daily trips, 14 more AM peak hour trips, and 19 more PM peak hour trips compared to the previously approved development.

TRIP DISTRIBUTION & ASSIGNMENT

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the proposed development. The trip distribution and trip assignment for the proposed Scottsdale Residences is based on the distribution of the existing traffic along the surrounding roadway network, permitted movements at the proposed site driveway, and probable routes.

The trip assignment was generally based on proximity of the driveways, permitted turn movements, as well as ease and probability of use. The trip distribution and site generated traffic volumes are shown in **Figure 5**.



Legend

- AM(PM) Inbound Trip Distribution Percentages & Volumes
- AM(PM) Outbound Trip Distribution Percentages & Volumes

FIGURE 5 | TRIP DISTRIBUTION & ASSIGNMENT



SUMMARY

The proposed Scottsdale Residences development is located on the southeast corner of Main Street and 69th Street and will be comprised of 121 units which includes 24 studio units, 60 1-bedroom units, and 37 2-bedroom units.

Trip Generation

The proposed Scottsdale Residences development is anticipated to generate 658 weekday trips, with 41 trips occurring during the AM peak hour and 53 trips occurring during the PM peak hour.

Trip Generation Comparison

A comparison between the trips generated under the build out of the existing zoning with a 44,174 square foot retail center versus the proposed Scottsdale Residences development was calculated.

Trip Generation Comparison (Existing Zoning vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	44	1000 SF GLA	3,449	174	108	66	297	143	154
Existing Zoning Total				3,449	174	108	66	297	143	154
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	10	31	53	32	21
Proposed Development Total				658	41	10	31	53	32	21
Difference				-2,791	-133	-98	-35	-244	-111	-133

The proposed Scottsdale Residences development is expected to generate 2,791 (424%) fewer weekday daily trips, 133 (324%) fewer AM peak hour trips, and 244 (460%) fewer PM peak hour trips compared to the build out of a possible retail use allowed under the existing zoning.

Collision History

The most recent 3-year collision history, from January 2016 to December 2018, was evaluated. The two Goldwater Boulevard intersections, Main Street and 1st Street, located just east of the proposed Scottsdale Residences development, had a total of 13 crashes, of these 7 can be classified as angle collisions (4 angle, 2 rear to side, 1 left turn).

The segment of Goldwater Boulevard between Scottsdale Road and Indian School Road has the highest collision rate in the City. It is recommended for a more detailed crash analysis to be conducted to determine if there are mitigation measures that can be implemented to reduce crashes in the area and along this segment of roadway.





The proposed Scottsdale Residences is anticipated to generate significantly less trips than the anticipated build out under the existing zoning. Additionally, the garage access located off the alley is limited to left-in and right-out movements. Access to and from the alley will only be permitted from its intersection with 68th Street. No access will be permitted off Goldwater Boulevard.

Conservatively assuming all the proposed development's site traffic uses Goldwater Boulevard, the average daily traffic along Goldwater is anticipated to increase to 12,658 trips which represents a 5.4% increase. In comparison, the potential build out under the existing zoning could increase the average daily traffic to 15,449 trips or a 28.7% increase.

In conclusion, the proposed Scottsdale Residences development is anticipated to have minimal traffic related impacts to the surrounding roadway network, and significantly less impact to the traffic operation than the potential build out under the existing zoning.



ATTACHMENT A – PROPOSED SITE PLAN



A

ISSUE

DATE	REV	FOR
07.01.19		ZONING RESUBMITTAL
08.21.19		SCHEMATIC DESIGN
08.23.19		2ND ZONING SUBMITTAL

Drawn

RL

Checked

PJL

Job Number

1822

Drawing

SITE PLAN

Sheet

A1.0

PROJECT DATA

LEGAL DESCRIPTION

PARCEL NO. 1

THE WEST HALF OF LOT 3, ALL OF LOTS 4 AND 5 AND THE EAST HALF OF LOT 6, BLOCK 1 OF DUHAME HEIGHTS UNIT 1, ACCORDING TO BOOK 34 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2

LOT 7, THE WEST HALF OF LOT 6 AND THE EAST HALF OF LOT 8, BLOCK 1, OF DUHAME HEIGHTS UNIT 1, ACCORDING TO BOOK 34 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3

LOT 14 AND THE WEST ONE-HALF OF LOT 15, BLOCK 1, OF DUHAME HEIGHTS UNIT 1, ACCORDING TO BOOK 34 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4

LOT 9 AND THE WEST HALF OF LOT 8, BLOCK 1, OF DUHAME HEIGHTS UNIT 1, ACCORDING TO BOOK 34 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5

LOTS 10 AND 11, BLOCK 1, OF DUHAME HEIGHTS, UNIT 1 ACCORDING TO BOOK 34 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6

THE EAST HALF OF LOT 15, ALL OF LOTS 16 AND 17 AND THE WEST HALF OF LOT 18, BLOCK 1, OF DUHAME HEIGHTS UNIT 1, ACCORDING TO BOOK 34 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS

6903, 6909, 6915,
6921 & 6939 E. MAIN STREET
AND
6914, 6920, 6930 E. 1ST STREET
SCOTTSDALE, AZ 85251

PARCEL ZONING

DOWNTOWN/ DOWNTOWN MULTIPLE
USE TYPE 2 PLANNED BLOCK
DEVELOPMENT DOWNTOWN OVERLAY
D/DMU-2 PBD DO

APN

130-11-003	130-11-004
130-11-005	130-11-006
130-11-007	130-11-008
130-11-009	130-11-010
130-11-011	130-11-014A
130-11-015A	130-11-016
130-11-017	130-11-018

GROSS FLOOR AREA

BASEMENT	48,886 SF
FIRST FLOOR	43,894 SF
SECOND FLOOR	38,471 SF
THIRD FLOOR	36,662 SF
FOURTH FLOOR	33,930 SF
ROOF DECK	3,371 SF
TOTAL:	205,214 SF

PARKING

UNIT COUNT	PARKING RATIO	PARKING SPACES
22 (STUDIO UNITS)	1 PER UNIT	22
57 (1 BED UNITS)	1 PER UNIT	57
41 (2 BED UNITS)	2 PER UNIT	82
120 TOTAL UNITS		161 SPACES REQ'D 192 SPACES PROVIDED
ACCESSIBLE PARKING: 4% OF 192 PARKING SPACES =		8 SPACES REQ'D 8 SPACES PROVIDED
BICYCLE PARKING: 2 SPACES FOR EVERY 10 SPACES: (* NOT TO EXCEED 100 SPACES)		39 SPACES 39 SPACES REQ'D 40 SPACES PROVIDED

REFUSE CALCULATIONS

PER CITY OF SCOTTSDALE, 1 ENCLOSURE FOR EVERY 20 UNITS
20/21 APARTMENT UNITS = 6 CONTAINERS REQ'D
6 CONTAINERS @ 4 CU. YDS. = 24 CU. YDS. REQ'D
1 EXTERIOR COMPACTOR w/ RATIO OF 1:4 COMPACTION RATE
4/24 CU. YDS. = 6 CU. YDS. REQ'D
(3) 2 CU. YDS CONTAINERS PROVIDED
(APPROVED BY THE DEVELOPMENT ENGINEERING MANAGER,
JUNE 18, 2019)

DWELLING UNIT DENSITY

130 UNITS/2.60 ACRES = 50 DU/AC
ALLOWED PER DOWNTOWN ORDINANCE: 50 DU/AC

PREVAILING SETBACK

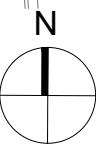
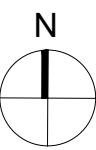
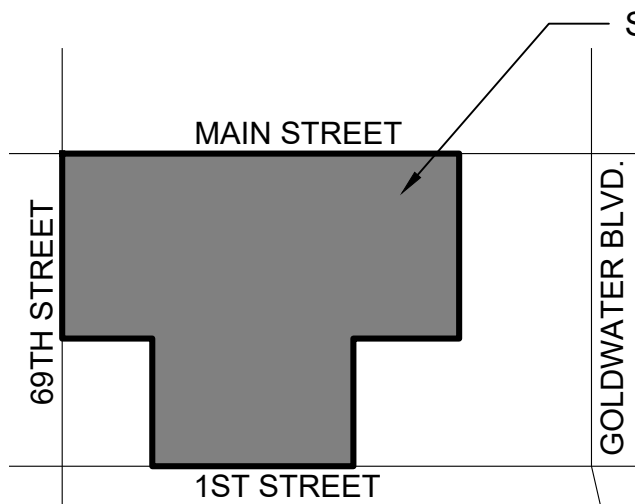
NORTH SETBACK ALONG MAIN STREET
10, 140.4 SF/ 404.00' = **25.1 FT**

WEST SETBACK ALONG 69TH STREET
3,770 SF/ 116.83' = **32.27 FT**

KEYNOTES

- EXISTING 2'-0" EASEMENT FOR R.O.W. & PUBLIC UTILITIES, SEE ALTA SURVEY
- EXISTING 5'-0" EASEMENT FOR R.O.W. & PUBLIC UTILITIES, SEE ALTA SURVEY
- EXISTING 2'-0" P.U.E., SEE ALTA SURVEY
- EXISTING 10'-0" EASEMENT FOR ELECTRIC LINES
- EXISTING UTILITY EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT w/ ELECTRICAL BOX TO BE RELOCATED
- EXISTING PROPERTY CORNER EASEMENT FOR R.O.W. & PUBLIC UTILITIES, SEE ALTA SURVEY
- DOUBLE TRASH ENCLOSURE w/ COMPACTOR (MINI-MAC APARTMENT COMPACTOR, MANUFACTURED BY MARATHON) IN COMPLIANCE TO C.O.S. DETAIL 2147-1. (APPROVED BY THE DEVELOPMENT ENGINEERING MANAGER, JUNE 18, 2019)
- SITE VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. DS&PM FIGURE 5.3-20
- BICYCLE PARKING, C.O.S. DETAIL 2285
- PROPERTY LINE
- LANDSCAPE PLANTER, SEE LANDSCAPE PLAN
- FIRE LANE & TURNING RADII w/ 6'-0" BUCKET SWING CLEARANCE PER C.O.S. DS&PM
- TRANSFORMER SCREENED BY 8'-0" TALL METAL SCREEN-WALL ENCLOSURE
- 8'-0" CONCRETE SIDEWALK
- FIRE RISER ROOM
- 25' x 25' TRAFFIC SAFETY-TRIANGLE, PER DS&PM 5.3-27
- FIRE DEPARTMENT CONNECTION LOCATION IN ACCORDANCE w/ FIRE ORDINANCE 4283, 912
- EXISTING TRANSFORMER TO BE RELOCATED
- EXTENTS OF UNDERGROUND PARKING STRUCTURE BELOW
- NEW ADA COMPLIANT SIDEWALK RAMPS IN ACCORDANCE w/ DS&PM SEC. 5-8.205
- RECONSTRUCTION OF THE ALLEYWAY TO BE 20'-0" WIDE
- EXISTING OVERHEAD POWER & POLES TO BE REMOVED, UNDERGROUND POWER AT ALLEY.
- POST SIGN BOTH SIDES OF EXIT INDICATING NO LEFT TURN

VICINITY MAP (N.T.S)



0 15' 30' 60'

SITE PLAN

1" = 30'-0"

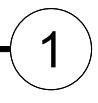
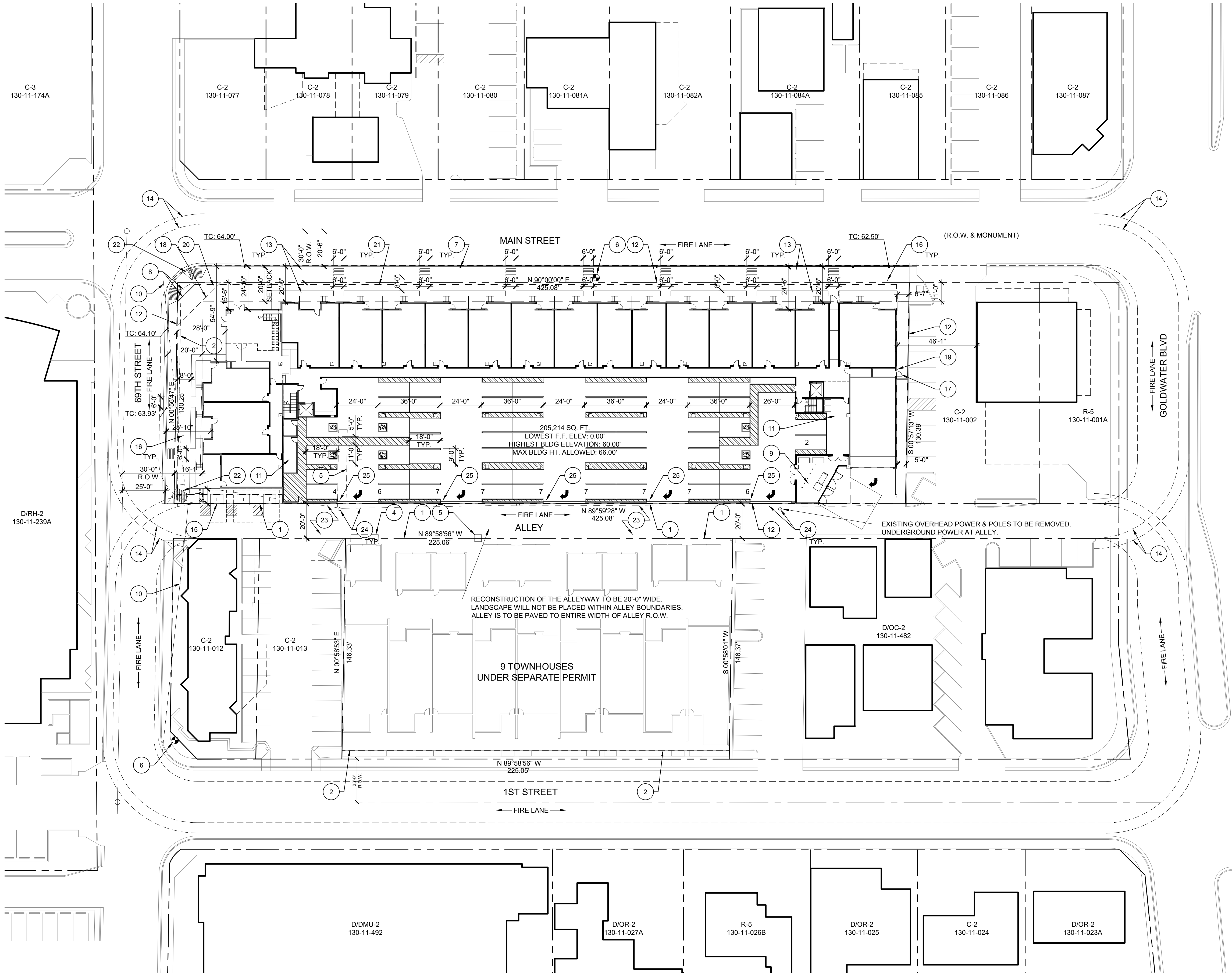


TABLE A.1 BUILDING HEIGHT, GROSS FLOOR AREA RATIO (GFAR), DENSITY MAXIMUMS				
DEVELOPMENT TYPE	BUILDING HEIGHT MAXIMUM ⁽¹⁾	GFAR MAXIMUM WITHOUT BONUS(ES)	GFAR MAXIMUM WITH BONUS(ES) ⁽²⁾	DENSITY MAXIMUM (PER ACRE OF GROSS LOT AREA)
DOWNTOWN MULTIPLE USE TYPE 2	66 FEET	1.4	2.0	50 DWELLING UNIT

NOTES:
1. EXCLUDES ROOF TOP APPURTENANCES:
A. MAXIMUM HEIGHT FOR ROOFTOP APPURTENANCES
B. MAXIMUM COVERAGE FOR ROOFTOP APPURTENANCE: 20% OF ROOFTOP
C. MINIMUM SETBACK FOR ROOFTOP APPURTENANCES: 15 FEET FROM ALL SIDES OF THE BUILDING
2. SEE SEC. 6.1208.B. PBD

TABLE B.1 MINIMUM SETBACK FOR BUILDINGS ADJACENT TO PUBLIC STREETS, EXCEPT ALLEYS	
STREET	MINIMUM BUILDING SETBACK
NORTH SCOTTSDALE ROAD IN TYPE 1, TYPE 2 OR TYPE 2.5 AREAS	20 FEET
ALL OTHER PUBLIC STREETS AND PUBLIC STREET SEGMENTS IN THE TYPE 2 OR TYPE 2.5 AREAS	20 FEET

NOTE: SEE THE DOWNTOWN PLAN URBAN DESIGN & ARCHITECTURAL GUIDELINES FOR LOCATIONS OF THE PUBLIC STREETS AND SETBACKS ABOVE.





ATTACHMENT B – CRASH DATA



B

CITY OF SCOTTSDALE

'13 - '18 COLLISION SUMMARY

REPORT #	DATE YYMMDD	TIME HHMM	NORTH / SOUTH ST.	TYPE	EAST WEST ST.	TYPE	DIR FROM	DIST FROM	INJ. SEV. #1 #2	PHYS. COND. #1 #2	VIOLATION #1 #2	ACTION #1 #2	TRAV. DIR. #1 #2	MANNER OF COLLISION	COMMENTS
1826962	181214	1117	69	ST	MAIN	ST	AT		99	99 99	99 1	99 14	WB SB	99	HIT AND RUN

KEY

INJURY SEVERITY:

1=NO INJURY, 2=POSSIBLE INJURY, 3=NON-INCAPACITATING INJURY, 4=INCAPACITATING INJURY, 5=FATAL INJURY, 99=NOT REPORTED / UNKNOWN

PHYSICAL CONDITION:

0=NO APPARENT INFLUENCE, 1=ILLNESS, 2=PHYSICAL IMPAIRMENT, 3=FELL ASLEEP / FATIGUED 4=ALCOHOL, 5=DRUGS, 6=MEDICATIONS, A=NO TEST GIVEN, B=TEST GIVEN, C=TEST REFUSED, D=TESTING UNKNOWN, 97=OTHER, 99=UNKNOWN

VIOLATION:

1=NO IMPROPER ACTION, 2=SPEED TOO FAST FOR CONDITIONS, 3=EXCEEDED LAWFUL SPEED 4=FOLLOWED TOO CLOSELY. 5=RAN STOP SIGN, 6=DISREGARDED TRAFFIC SIGNAL 7=MADE IMPROPER TURN, 8=DROVE/RODE IN OPPOSING TRAFFIC LANE, 9=KNOWINGLY OPERATED WITH FAULTY / MISSING EQUIPMENT, 10=REQUIRED MOTORCYCLE SAFETY EQUIPMENT NOT USED, 11=PASSED IN NO PASSING ZONE, 12=UNSAFE LANE CHANGE, 13=FAILED TO KEEP IN PROPER LANE, 14=DISREGARDED PAVEMENT MARKINGS, 15=OTHER UNSAFE PASSING, 16=INATTENTION/DISTRACTION, 17=DID NOT USE CROSSWALK, 18=WALKED ON WRONG SIDE OF ROAD, 19=ELECTRONIC COMMUNICATIONS DEVICE, 20=FAILED TO YIELD RIGHT OF WAY (added August 2014), 97=OTHER, 99 UNKNOWN

ACTION:

1=GOING STRAIGHT AHEAD, 2=SLOWING IN TRAFFICWAY, 3=STOPPED IN TRAFFICWAY, 4=MAKING LEFT TURN, 5=MAKING RIGHT TURN, 6=MAKING U-TURN, 7=OVERTAKING/PASSING, 8=CHANGING LANES, 9=NEGOTIATING A CURVE, 10=BACKING, 11=AVOIDING VEH/OBJ/PED/CYCLIST/ANIMAL, 12=ENTERING PARKING POSITION, 13=LEAVING PARKING POSITION, 14=PROPERLY PARKED, 15=IMPROPERLY PARKED, 16=DRIVERLESS MOVING VEHICLE, 17=CROSSING ROAD, 18=WALKING WITH TRAFFIC, 19=WALKING AGAINST TRAFFIC, 20=STANDING, 21=LYING, 22=GETTING ON OR OFF VEHICLE, 23=WORKING ON/PUSHING VEHICLE, 24=WORKING ON ROAD, 97=OTHER, 99=UNKNOWN

MANNER OF COLLISION:

1=SINGLE VEHICLE, 2=ANGLE (front to side, other than left turn), 3=LEFT TURN, 4=REAR END (front to rear), 5=HEAD-ON (front to front, other than left turn), 6=SIDESWIPE (same direction), 7=SIDESWIPE (opposite direction), 8=REAR-TO-SIDE, 9=REAR TO REAR, 97=OTHER, 99=UNKNOWN

TOTAL 1

CITY OF SCOTTSDALE

'13 - '18 COLLISION SUMMARY

REPORT #	DATE YYMMDD	TIME HHMM	NORTH / SOUTH ST.	TYPE	EAST WEST ST.	TYPE	DIR FROM	DIST FROM	INJ. SEV. #1 #2	PHYS. COND. #1 #2	VIOLATION #1 #2	ACTION #1 #2	TRAV. DIR. #1 #2	MANNER OF COLLISION	COMMENTS
13-05334	130306	1235	GOLDWATER	BL	MAIN	ST	AT		99 3	99 99	13 1	7 99	WB WB	4	HIT AND RUN
13-26425	131116	0225	GOLDWATER	BL	MAIN	ST	E	101	1	0	1	1	WB	1	
14-03847	140216	2238	GOLDWATER		MAIN	ST	W	150	99 1	99 0	99 1	10 3	WB WB	4	HIT & RUN
15-17095	150801	1526	GOLDWATER	BL	MAIN	ST	AT		99 1	99 0	13 1	1 1	SB SB	6	HIT AND RUN
15-17103	150804	1721	GOLDWATER	BL	MAIN	ST	AT		1 1	99 99		1 1	NB WB	2	
15-24656	151111	1153	GOLDWATER	BL	MAIN	ST	AT		3 3	0 0	6 1	1 1	SB EB	2	
16-02109	160127	1056	GOLDWATER	BL	MAIN	ST	S	127	1 1	0 0	2 1	1 5	SB SB	4	
16-05684	160309	1249	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	7 1	4 1	SB NB	3	
16-17215	160801	1758	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1	10 1	SB WB	8	
16-21587	160926	1018	GOLDWATER	BL	MAIN	ST	E	100	3	0	2	12	WB	1	
16-28037	161215	2125	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	97 1	10 1	SB WB	8	
1702161	170127	1952	GOLDWATER	BL	MAIN	ST	AT		99 1	99 0	2 1	1 1	SB SB	4	HIT AND RUN
1801243	180117	1019	GOLDWATER	BL	MAIN	ST	E	22	1 2	0 0	99 99	1 4	EB EB	2	
1809448	180427	1946	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1	5 17	NB WB	97	MULTI VEH 3
1820533	180917	1737	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	6 1	1 1	NB WB	2	
1821780	181005	1240	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1 1	1 1	NB WB	2	
1824941	181117	2221	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1	1 2	EB EB	4	

KEY

INJURY SEVERITY:

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PHYSICAL CONDITION:

0=NO APPARENT INFLUENCE, 1=ILLNESS, 2=PHYSICAL IMPAIRMENT, 3=FELL ASLEEP / FATIGUED 4=ALCOHOL, 5=DRUGS, 6=MEDICATIONS, A=NO TEST GIVEN, B=TEST GIVEN, C=TEST REFUSED, D=TESTING UNKNOWN, 97=OTHER, 99=UNKNOWN

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1=SINGLE VEHICLE, 2=ANGLE (front to side, other than left turn), 3=LEFT TURN, 4=REAR END (front to rear), 5=HEAD-ON (front to front, other than left turn), 6=SIDESWIPE (same direction), 7=SIDESWIPE (opposite direction), 8=REAR-TO-SIDE, 9=REAR TO REAR, 97=OTHER, 99=UNKNOWN

TOTAL 17

CITY OF SCOTTSDALE

'13 - '18 COLLISION SUMMARY

REPORT #	DATE YYMMDD	TIME HHMM	NORTH / SOUTH ST.	TYPE	EAST WEST ST.	TYPE	DIR FROM	DIST FROM	INJ. SEV. #1 #2	PHYS. COND. #1 #2	VIOLATION #1 #2	ACTION #1 #2	TRAV. DIR. #1 #2	MANNER OF COLLISION	COMMENTS
15-08797	150416	1254	GOLDWATER	BL	1	ST	W	126	1 1	0 0	1	13 1	EB EB	2	
16-02919	160205	2043	GOLDWATER	BL	1	ST	AT		99 1	99 0	97 1	10 5	WB WB	7	HIT AND RUN
16-23376	161020	0901	GOLDWATER	BL	1	ST	W	101	1 1	0 0	97 97	10 10	SB NB	2	
1715863	170717	1005	GOLDWATER	BL	1	ST	AT		4 1	0 0	13 1	17 1	NB EB	2	CAR/BICYCLE
1722604	171012	1000	GOLDWATER	BL	1	ST	AT		99 1	99 0	7 1	5 1	SB SB	6	HIT AND RUN

KEY

INJURY SEVERITY:

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1=NO IMPROPER ACTION, 2=SPEED TOO FAST FOR CONDITIONS, 3=EXCEEDED LAWFUL SPEED 4=FOLLOWED TOO CLOSELY. 5=RAN STOP SIGN, 6=DISREGARDED TRAFFIC SIGNAL 7=MADE IMPROPER TURN, 8=DROVE/RODE IN OPPOSING TRAFFIC LANE, 9=KNOWINGLY OPERATED WITH FAULTY / MISSING EQUIPMENT, 10=REQUIRED MOTORCYCLE SAFETY EQUIPMENT NOT USED, 11=PASSED IN NO PASSING ZONE, 12=UNSAFE LANE CHANGE, 13=FAILED TO KEEP IN PROPER LANE, 14=DISREGARDED PAVEMENT MARKINGS, 15=OTHER UNSAFE PASSING, 16=INATTENTION/DISTRACTION, 17=DID NOT USE CROSSWALK, 18=WALKED ON WRONG SIDE OF ROAD, 19=ELECTRONIC COMMUNICATIONS DEVICE, 20=FAILED TO YIELD RIGHT OF WAY (added August 2014), 97=OTHER, 99 UNKNOWN

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1=SINGLE VEHICLE, 2=ANGLE (front to side, other than left turn), 3=LEFT TURN, 4=REAR END (front to rear), 5=HEAD-ON (front to front, other than left turn), 6=SIDESWIPE (same direction), 7=SIDESWIPE (opposite direction), 8=REAR-TO-SIDE, 9=REAR TO REAR, 97=OTHER, 99=UNKNOWN

TOTAL 5



ATTACHMENT C – PARCEL INFORMATION



C

130-11-003 Commercial Parcel

This is a commercial parcel located at [6939 E MAIN ST 20 SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$782,200.

Property Information

[6939 E MAIN ST 20 SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 3 W2 BLK 1 EX S 2'
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	33.49303854 -111.93104289
Lot Size	3,212 sq ft.
Zoning	D/DMU-2
Lot #	3
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$782,200	\$695,400	\$1,600,000	\$907,400	\$828,400
Limited Property Value	\$730,170	\$695,400	\$776,314	\$739,347	\$704,140
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$131,431	\$125,172	\$139,737	\$133,082	\$126,745
Property Use Code	1511	1511	1511	8971	8971
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Additional Property Information

Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2.5	C	39	8,016
Site Improvements	000201	163	2	D	39	1

Sketches that illustrate the external dimensions of a property.

21-ZN-2016#2
08/28/19

130-11-004 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhame Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$333,500.

Property Information

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 4 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	
Lot Size	6,523 sq ft.
Zoning	D/DMU-2
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$333,500	\$317,600	\$297,100	\$297,100	\$189,687
Limited Property Value	\$230,566	\$219,587	\$209,130	\$199,171	\$189,687
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$41,502	\$39,526	\$37,643	\$35,851	\$34,144
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-005 Commercial Parcel

This is a commercial parcel located at [6939 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhamel Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$500,400.

Property Information

[6939 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 5 & E2 LOT 6 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	33.49303854 -111.93104289
Lot Size	9,785 sq ft.
Zoning	D/DMU-2
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$500,400	\$476,500	\$445,700	\$445,700	\$284,571
Limited Property Value	\$345,898	\$329,427	\$313,740	\$298,800	\$284,571
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$62,262	\$59,297	\$56,473	\$53,784	\$51,223
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-006 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhame Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$166,800.

Property Information

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 6 W2 BLK 1 EX S 2'
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	
Lot Size	3,262 sq ft.
Zoning	D/DMU-2
Lot #	6
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$166,800	\$158,800	\$148,500	\$148,500	\$94,802
Limited Property Value	\$115,232	\$109,745	\$104,519	\$99,542	\$94,802
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$20,742	\$19,754	\$18,813	\$17,918	\$17,064
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-007 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhame Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$333,300.

Property Information

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 7 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	
Lot Size	6,519 sq ft.
Zoning	D/DMU-2
Lot #	7
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$333,300	\$317,500	\$296,900	\$296,900	\$189,605
Limited Property Value	\$230,466	\$219,491	\$209,039	\$199,085	\$189,605
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$41,484	\$39,508	\$37,627	\$35,835	\$34,129
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-008 Commercial Parcel

This is a commercial parcel located at [6921 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhamel Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$166,700.

Property Information

[6921 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HGHTS LOT 8 BLOCK 1 E2 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	33.49302054 -111.93177100
Lot Size	3,260 sq ft.
Zoning	D/DMU-2
Lot #	8
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$166,700	\$158,700	\$148,500	\$148,500	\$94,802
Limited Property Value	\$115,232	\$109,745	\$104,519	\$99,542	\$94,802
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$20,742	\$19,754	\$18,813	\$17,918	\$17,064
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-009 Land Parcel

This is a land parcel located at [6915 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$520,900.

Property Information

[6915 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 9 & W2 LOT 8 BLK 1
Lat/Long	33.49302054 -111.93194200
Lot Size	9,779 sq ft.
Zoning	D/DMU-2
Lot #	9
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

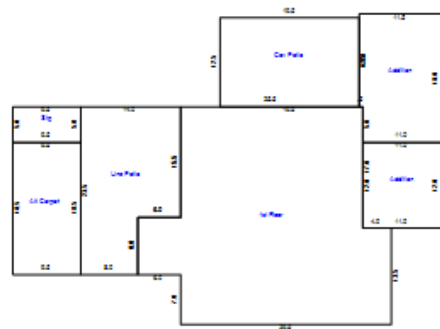
The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$520,900	\$496,000	\$478,300	\$478,300	\$292,300
Limited Property Value	\$355,293	\$338,374	\$322,261	\$306,915	\$292,300
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$53,294	\$50,756	\$48,339	\$46,037	\$43,845
Property Use Code	0011	0011	0011	0011	0011
PU Description	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Building Sketches

Sketches that illustrate the external dimensions of a property.

27-68



130-11-010 Commercial Parcel

This is a commercial parcel located at [6909 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$703,000.

Property Information

[6909 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS 1 LOT 10 BLK 1 EX S 2'
Lat/Long	33.49301048 -111.93214000
Lot Size	6,419 sq ft.
Zoning	D/DMU-2
Lot #	10
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160612087
Last Deed Date	08/25/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$703,000	\$640,100	\$604,900	\$502,800	\$501,200
Limited Property Value	\$582,054	\$554,337	\$527,940	\$502,800	\$501,200
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$104,770	\$99,781	\$95,029	\$90,504	\$90,216
Property Use Code	1512	1512	1512	1512	1512
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

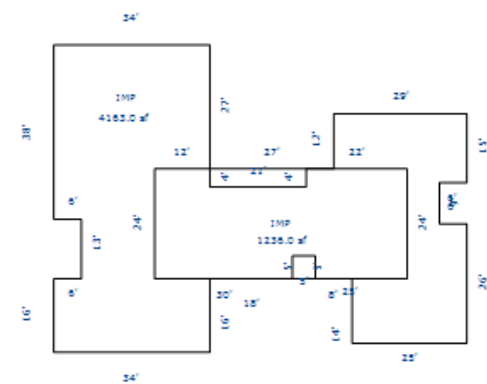
Additional Property Information

Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2	C	29	5,397
Site Improvements	000201	163	2	D	36	1

Building Sketches

Sketches that illustrate the external dimensions of a property.



130-11-011 Commercial Parcel

This is a commercial parcel located at [6903 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$340,800.

Property Information

[6903 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS 1 LOT 11 BLK 1 EX TRI IN NW COR PER DKT 4657/248 EX S 2'
Lat/Long	33.49301048 -111.93231100
Lot Size	6,459 sq ft.
Zoning	D/DMU-2
Lot #	11
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160612087
Last Deed Date	08/25/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$340,800	\$324,600	\$310,800	\$310,800	\$280,700
Limited Property Value	\$340,800	\$324,600	\$309,472	\$294,735	\$280,700
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$61,344	\$58,428	\$55,705	\$53,052	\$50,526
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice



ATTACHMENT D – TRIP GENERATION



D



Scottsdale Residences
CCBG Architects, Inc.

Trip Generation Calculations (10th Edition)

Completed: SAS 3/11/2019
Checked: TG 3/12/2019

Existing Land Uses

710	General Office																				
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
General Office	710	13.4	1000 SF GLA	9.74	50%	50%	1.16	86%	14%	1.15	16%	84%	131	66	65	16	14	2	15	3	12
General Office	710	13.4	1000 SF GLA	2.71	50%	50%	0.37	86%	14%	0.47	16%	84%	36	18	18	5	5	0	6	1	5
General Office	710	13.4	1000 SF GLA	27.56	50%	50%	4.23	86%	14%	3.23	16%	84%	370	185	185	57	50	7	43	7	36
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
General Office	710	13.4	1000 SF GLA	$\ln(T)=0.97\ln(X)+2.50$	50%	50%	$T=0.94(X)+26.49$	86%	14%	$\ln(T)=0.95\ln(X)+0.36$	16%	84%	151	76	75	39	34	5	17	3	14
General Office		Standard Deviation		5.15				0.47				0.42									
		Number of Studies		66				35				32									
		Average Size		171				117				114									

Existing Zoning

820	Shopping Center																				
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	44.2	1000 SF GLA	37.75	50%	50%	0.94	62%	38%	3.81	48%	52%	1,668	834	834	42	27	15	168	81	87
Shopping Center	820	44.2	1000 SF GLA	7.42	50%	50%	0.18	62%	38%	0.74	48%	52%	328	164	164	8	5	3	33	16	17
Shopping Center	820	44.2	1000 SF GLA	207.98	50%	50%	23.74	62%	38%	18.69	48%	52%	9,187	4,594	4,593	1,049	651	398	826	397	429
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	44.2	1000 SF GLA	$\ln(T)=0.68\ln(X)+5.57$	50%	50%	$T=0.50(X)+151.78$	62%	38%	$\ln(T)=0.74\ln(X)+2.89$	48%	52%	3,449	1,725	1,724	174	108	66	297	143	154
Shopping Center				Standard Deviation		16.41		0.87			2.04										
				Number of Studies		147		84			261										
				Average Size		453		351			327										



Scottsdale Residences
CCBG Architects, Inc.

Completed: JKB 2/18/2019
Checked: SAS 3/8/2019

Trip Generation Calculations (10th Edition)

221 Multifamily Housing (Mid-Rise) (Three to Ten Levels)																					
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	5.44	50%	50%	0.36	26%	74%	0.44	61%	39%	658	329	329	44	11	33	53	32	21
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	1.27	50%	50%	0.06	26%	74%	0.15	61%	39%	154	77	77	7	2	5	18	11	7
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	12.50	50%	50%	1.61	26%	74%	1.11	61%	39%	1,513	757	756	195	51	144	134	82	52
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	$T=5.45(X)-1.75$	50%	50%	$\ln(T)=0.98\ln(X)-0.98$	26%	74%	$\ln(T)=0.96\ln(X)-0.63$	61%	39%	658	329	329	41	10	31	53	32	21
Multifamily Housing (Mid-Rise)				Standard Deviation	2.03		0.19			0.19											
				Number of Studies	27		53			60											
				Average Size	205		207			208											
				R^2	0.77		0.67			0.72											

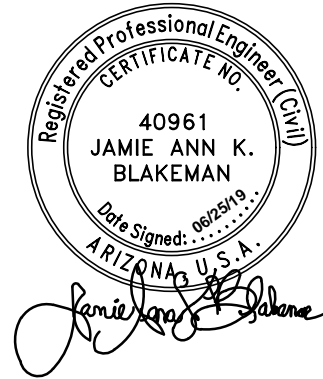
To: Paul Ladensack
CCGB Architects, Inc.

Date: June 25, 2019

From: Jamie Blakeman, PE, PTOE

Job Number: 19.1211.001

RE: Scottsdale Residences
Traffic Statement



INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Traffic Statement for the proposed Scottsdale Residences development located on the southeast corner of Main Street and 69th Street in Scottsdale, Arizona. See **Figure 1** for the vicinity map.

The proposed Scottsdale Residences development will be comprised of 121 units which includes 24 studio units, 60 1-bedroom units, and 37 2-bedroom units. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Statement is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.

EXISTING CONDITIONS

The proposed development is bordered by an alley to the south, 69th Street to the west, and Main Street to the north. Additionally, located directly east of the proposed development is Prestige Cleaners.



Figure 1 - Vicinity Map

Main Street runs east-west and provides one through lane for each direction of travel with an unposted speed limit of 25 miles per hour (mph). On-street parallel parking is provided on the north and south sides of Main Street between 69th Street and Goldwater Boulevard.

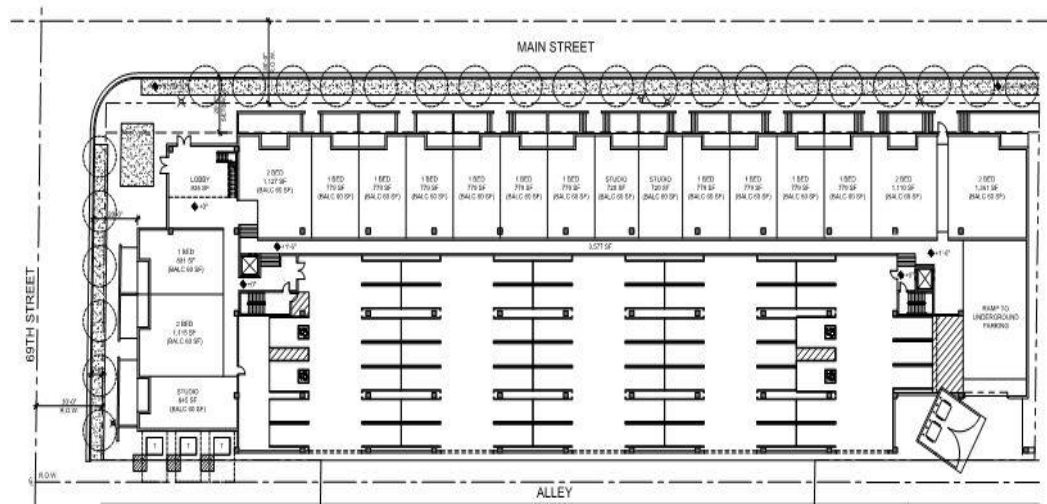


Figure 2 - Site Plan

Goldwater Boulevard runs north-south and provides two (2) through lanes in the northbound direction and three (3) through lanes in the southbound direction with a raised landscaped median. There is a posted speed limit of 35 mph. Per the City of Scottsdale 2016 Street Classification Map, Goldwater Boulevard is classified as a couplet. Goldwater Boulevard between Indian School Road and Osborn Road has an average daily traffic volume of 12,000 vehicles according to the City of Scottsdale 2016 Average Daily Traffic Volumes Segment Map.

69th Street runs north-south and provides one through lane for each direction of travel with an unposted speed limit of 25 mph. On-street parallel parking is provided on the east and west sides of 69th Street.

COLLISION HISTORY

The most recent 3-year collision history, from January 2016 to December 2018, was obtained from the City of Scottsdale. See **Attachment B** for collision data. The data included the following intersections:

- 69th Street and Main Street
- Goldwater Boulevard and Main Street
- Goldwater Boulevard and 1st Street

69th Street and Main Street

During the three year period, there was 1 crash. The injury and manner of collision were unknown.

Goldwater Boulevard and Main Street

During the three year period, there were a total of 10 crashes, of which 1 was non-incapacitating injury, 1 possible injury, 1 unknown, with the remaining crashes being property damage only. There were a total of 3 angles, 2 rear end, 2 rear to side, 1 single vehicle, 1 left turn, and 1 other crashes.

Goldwater Boulevard and 1st Street

During the three year period, there were a total of 3 crashes, of which 1 was incapacitating injury and 2 were unknown. There were a total of 1 angle, 1 sideswipe same direction, and 1 sideswipe different directions crashes.

COLLISION RATES

The City of Scottsdale's 2016 *Traffic Volume and Collision Rate Data* report provides collision rate and traffic volume information on major roadway segments and at major intersections within the City of Scottsdale. Segment collisions are collisions that occur on a major street more than 100 feet from the major intersections that define the segment, including at minor intersections within the segment. Intersection collisions are collisions that occur at or within 100 feet of a major intersection.

The collision rates and city-wide rankings for the study roadway segments are shown in **Table 1**. The City of Scottsdale's 2016 *Traffic Volume and Collision Rate Data* did not report any data for any of the nearby intersections; therefore, only segment collision rates were reported.

Table 1 – Collision Rates - Study Roadway Segments

Segment	From	To	Collision Rate	Rank
Goldwater Boulevard	Scottsdale Road	Indian School Road	8.29	1
2016 City of Scottsdale Average Segment Collision Rate			1.50	

It is recommended for a more detail collision study be conducted for this segment of roadway to determine if there are existing crash patterns and potential mitigation measures that would be appropriate for implementation.

TRIP GENERATION

EXISTING LAND USE

The proposed site is comprised of nine (9) parcels (130-11-003, 130-11-004, 130-11-005, 130-11-006, 130-11-007, 130-11-008, 130-11-009, 130-11-010, and 130-11-011). Currently, these parcels are zoned for D/DMU-2 DO (Downtown Multiple Use District

with the Downtown Overlay) land use and the combined lot size is 55,218 square feet (SF). See [Attachment C](#) for detailed parcel information.

According to the Maricopa County Assessor's website, lot 130-11-003 contains 8,016 SF of office space, lot 130-11-10 contains 5,397 SF of office space, and the remaining seven (7) parcels are parking lots.

The trip generation for the existing land uses was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 10th Edition*. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

Utilizing ITE Land Use 710 General Office, the trip generation for the existing land uses was calculated as shown in [Table 2](#) below. See [Attachment D](#) for detailed trip generation calculations.

Table 2 - Trip Generation - Existing Land Use

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office	710	13	1000 SF GLA	151	39	34	5	17	3	14

EXISTING ZONING

The nine (9) parcels are currently zoned for D/DMU-2 DO (Downtown Multiple Use District with the Downtown Overlay). Permitted uses within the D/DMU-2 DO (Downtown Multiple Use District with the Downtown Overlay) zoning district allow for most types of commercial development including retail, general office, and services. With a total lot area of 55,218 SF (1.27 acres), and a maximum floor-to-area ratio (FAR) of 0.80, a 44,174 SF retail space was assumed as a reasonable buildout on this site under the existing D/DMU-2 DO zoning.

ITE Land 820 Shopping Center was utilized. The total trip generation for the buildout of the site under the existing zoning was calculated as shown in [Table 3](#) below. See [Attachment D](#) for detailed trip generation calculations.

Table 3 - Trip Generation - Existing Zoning Buildout

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	44.2	1000 SF GLA	3,449	174	108	66	297	143	154

PREVIOUSLY APPROVED DEVELOPMENT

On August 17th, 2016, a Traffic Impact and Mitigation Analysis was completed for the proposed Main Street Scottsdale Condos & Townhomes (21-ZN-2016). This development includes the study area for the Scottsdale Residences along with additional parcels to the south of the alley. The previously approved development consisted of 45 condominiums and 9 townhomes.

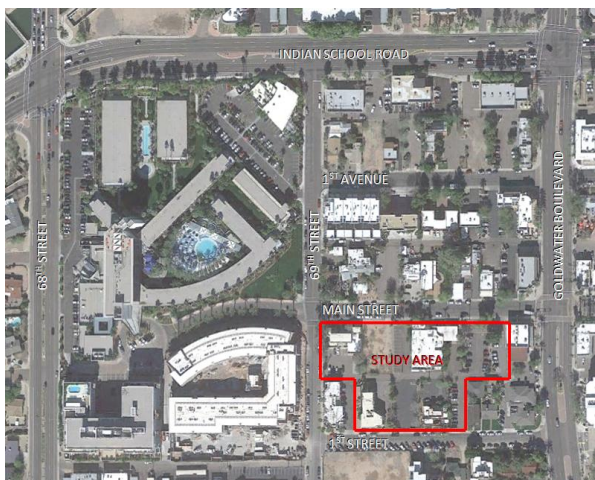


Figure 4 - Previously Approved Development Vicinity Map

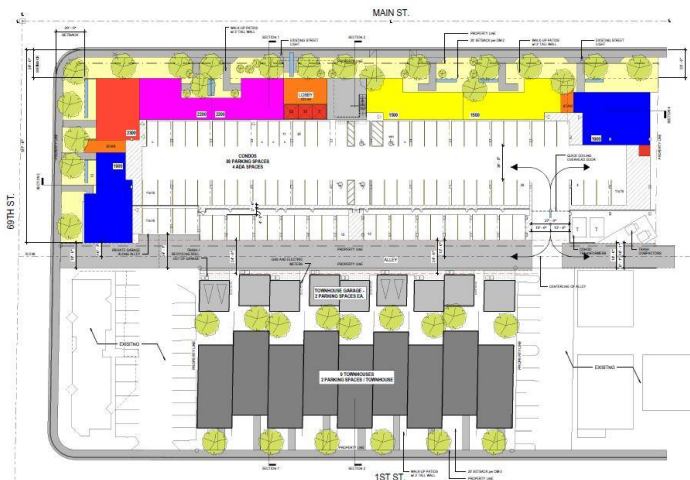


Figure 3 - Previously Approved Development Site Plan

As reported in the August 17th, 2016 study, ITE Land Use 230 Residential Condominium/Townhouse was utilized. The total trip generation for the previously approved development was calculated as shown in Table 4 below.

Table 4 - Trip Generation - Previously Approved Development (21-ZN-2016)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Residential Condominium / Townhouse	230	54	Dwelling Units	376	32	5	27	36	24	12

PROPOSED DEVELOPMENT

The proposed Scottsdale Residences development will be comprised of 121 units which includes 24 studio units, 60 1-bedroom units, and 37 2-bedroom units. The vehicular access into the parking garage will be located off of the alley approximately 150 feet west of Goldwater Boulevard.

ITE Land Use 221 – Multifamily Housing (Mid-Rise) was used to calculate the trips generated by this four-story proposed multifamily development. The total trip generation

for the proposed Scottsdale Residences site is shown in **Table 5** below. Detailed trip generation calculations are provided in **Attachment B**.

Table 5 – Trip Generation - Proposed Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	11	30	53	32	21

TRIP GENERATION COMPARISON

A comparison between trips generated by the existing land use versus the proposed 121 residential unit of the Scottsdale Residences development is shown in **Table 6**.

Table 6 – Trip Generation Comparison (Existing Land Use vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
General Office	710	13	1000 SF GLA	151	39	34	5	17	3	14
Existing Land Use Total				151	39	34	5	17	3	14
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	11	30	53	32	21
Proposed Development Total				658	41	11	30	53	32	21
Difference				507	2	-23	25	36	29	7

The proposed Scottsdale Residences development is expected to generate 507 additional weekday daily trips, 2 additional AM peak hour trips, and 36 additional PM peak hour trips than the existing office and parking lot land uses.

A trip generation comparison between the trips generated under the build out under the existing zoning versus the proposed Scottsdale Residences development is shown in **Table 7**.

Table 7 – Trip Generation Comparison (Existing Zoning vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	44	1000 SF GLA	3,449	174	108	66	297	143	154
Existing Zoning Total				3,449	174	108	66	297	143	154
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	11	30	53	32	21
Proposed Development Total				658	41	11	30	53	32	21
Difference				-2,791	-133	-97	-36	-244	-111	-133

The proposed Scottsdale Residences development is expected to generate 2,791 fewer weekday daily trips, 133 fewer AM peak hour trips, and 244 fewer PM peak hour trips compared to the build out of a possible retail use allowed under the existing zoning.

A trip generation comparison between the trips generated by the previously approved Main Street Scottsdale Condos & Townhomes versus the proposed Scottsdale Residences development is shown in **Table 8** below.

Table 8 - Trip Generation Comparison (Previously Approved vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	220	54	Dwelling Units	367	27	6	21	34	21	13
Previously Approved Development Total				367	27	6	21	34	21	13
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	11	30	53	32	21
Proposed Development Total				658	41	11	30	53	32	21
Difference				291	14	5	9	19	11	8

The proposed Scottsdale Residences development is expected to generate 291 more weekday daily trips, 14 more AM peak hour trips, and 19 more PM peak hour trips compared to the previously approved development.

TRIP DISTRIBUTION & ASSIGNMENT

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the proposed development. The trip distribution and trip assignment for the proposed Scottsdale Residences is based on the distribution of the existing traffic along the surrounding roadway network, permitted movements at the proposed site driveway, and probable routes.

The trip assignment was generally based on proximity of the driveways, permitted turn movements, as well as ease and probability of use. The trip distribution and site generated traffic volumes are shown in **Figure 5**.



Legend

- AM(PM) Inbound Trip Distribution Percentages & Volumes
- AM(PM) Outbound Trip Distribution Percentages & Volumes

FIGURE 5 | TRIP DISTRIBUTION & ASSIGNMENT

SUMMARY

The proposed Scottsdale Residences development is located on the southeast corner of Main Street and 69th Street and will be comprised of 121 units which includes 24 studio units, 60 1-bedroom units, and 37 2-bedroom units.

Trip Generation

The proposed Scottsdale Residences development is anticipated to generate 658 weekday trips, with 41 trips occurring during the AM peak hour and 53 trips occurring during the PM peak hour.

Trip Generation Comparison

A comparison between the trips generated under the build out of the existing zoning with a 44,174 square foot retail center versus the proposed Scottsdale Residences development was calculated.

Trip Generation Comparison (Existing Zoning vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	44	1000 SF GLA	3,449	174	108	66	297	143	154
Existing Zoning Total				3,449	174	108	66	297	143	154
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	658	41	11	30	53	32	21
Proposed Development Total				658	41	11	30	53	32	21
Difference				-2,791	-133	-97	-36	-244	-111	-133

The proposed Scottsdale Residences development is expected to generate 2,791 (424%) fewer weekday daily trips, 133 (324%) fewer AM peak hour trips, and 244 (460%) fewer PM peak hour trips compared to the build out of a possible retail use allowed under the existing zoning.

Collision History

The most recent 3-year collision history, from January 2016 to December 2018, was evaluated. The two Goldwater Boulevard intersections, Main Street and 1st Street, located just east of the proposed Scottsdale Residences development, had a total of 13 crashes, of these 7 can be classified as angle collisions (4 angle, 2 rear to side, 1 left turn).

The segment of Goldwater Boulevard between Scottsdale Road and Indian School Road has the highest collision rate in the City. It is recommended for a more detailed crash analysis to be conducted to determine if there are mitigation measures that can be implemented to reduce crashes in the area and along with segment of roadway.

The proposed Scottsdale Residences is anticipated to generate significantly less trips than the anticipated build out under the existing zoning. Additionally, the garage access located off of the alley is limited to right-in and right-out movements which also limits conflicts.

Conservatively assuming all of the proposed development's site traffic uses Goldwater Boulevard, the average daily traffic along Goldwater is anticipated to increase to 12,658 trips which represents a 5.4% increase. In comparison, the potential build out under the existing zoning could increase the average daily traffic to 15,449 trips or a 28.7% increase.

In conclusion, the proposed Scottsdale Residences development is anticipated to have minimal traffic related impacts to the surrounding roadway network, and significantly less impact to the traffic operation than the potential build out under the existing zoning.

ATTACHMENT A – PROPOSED SITE PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

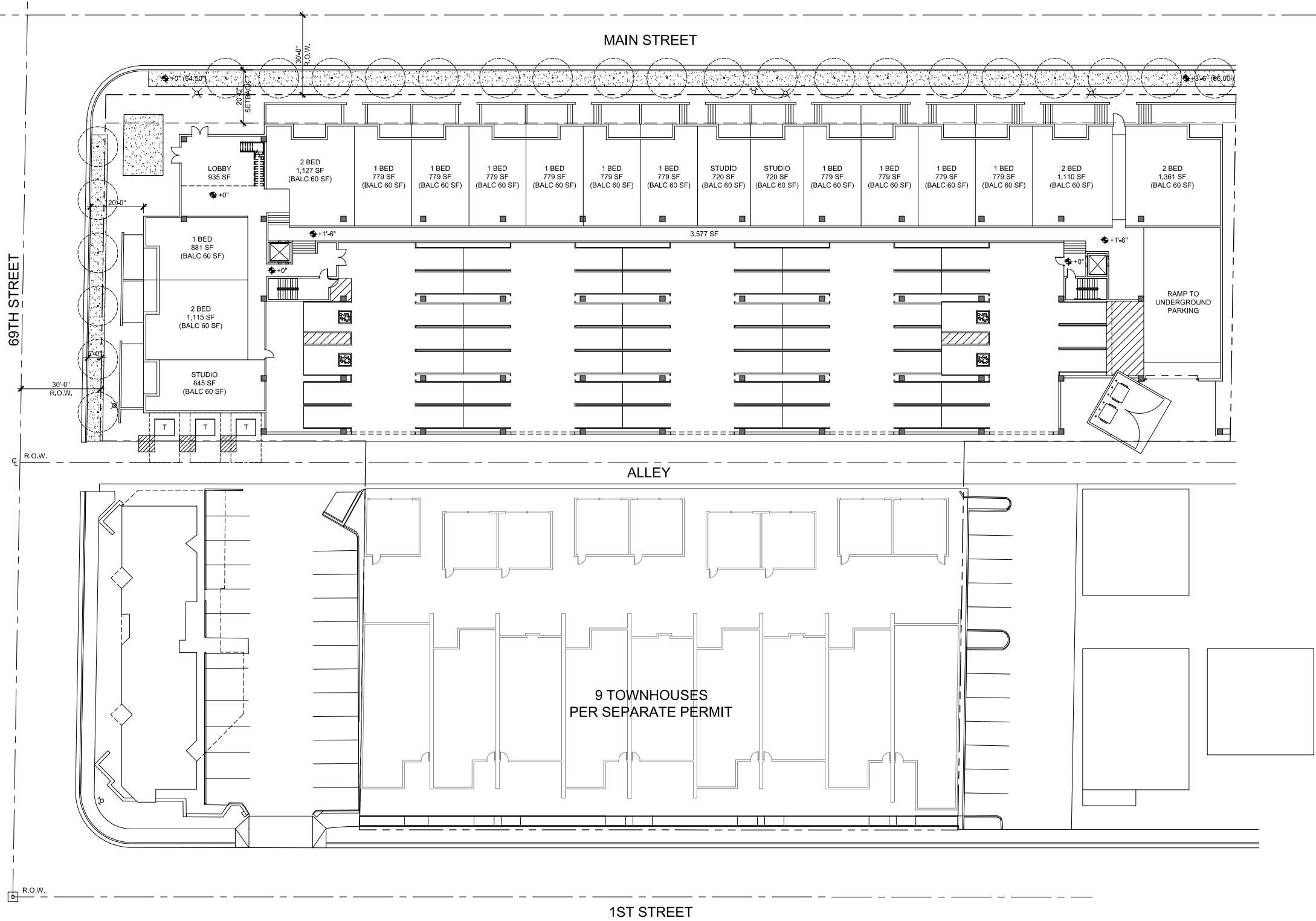
SCOTTSDALE RESIDENCES
LIV URBN
E. MAIN STREET & E. 1ST STREET
SCOTTSDALE, AZ 85261

ISSUE		
DATE	REV	FOR
02.07.19		

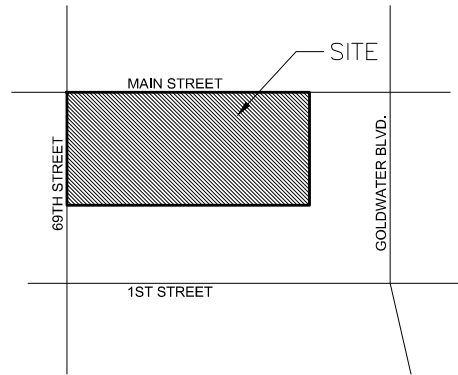
Drawn	RL
Checked	PJL
Job Number	1822
Drawing	SITE PLAN

Sheet

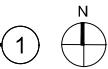
A1.0
21-ZN-2016#2
07/02/19



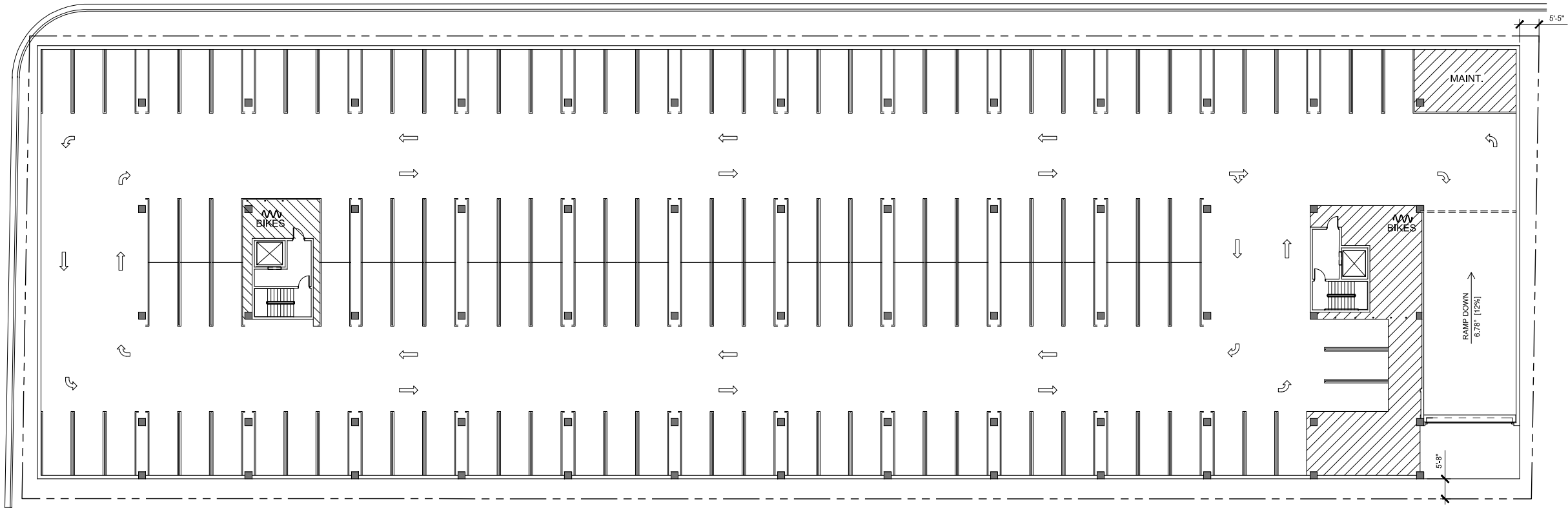
VICINITY MAP (N.T.S)



SITE PLAN
1" = 20'-0"



X:\1822 BARON APARTMENTS SCOTTSDALE OLD TOWN\DRAWINGS\A\NOT PROJECT HERE\SCOTTSDALE RESIDENCES\SHEETS\A2.0 BASEMENT FLOOR PLAN.DWG Plotted by: RICK LUNN on: 2/6/2019 10:23:36 AM



BASEMENT FLOOR PLAN
1/16" = 1'-0"
NUMBER OF PARKING SPACES: 135 (196 TOTAL)

SCOTTSDALE RESIDENCES
LIV URBN
E. MAIN STREET & E. 1ST STREET
SCOTTSDALE, AZ 85261

ISSUE		
DATE	REV	FOR
02.06.19		
Drawn		
RL		
Checked		
PJL		
Job Number		
1822		
Drawing		
BASEMENT FLOOR PLAN		
Sheet		

PRELIMINARY
NOT FOR
CONSTRUCTION

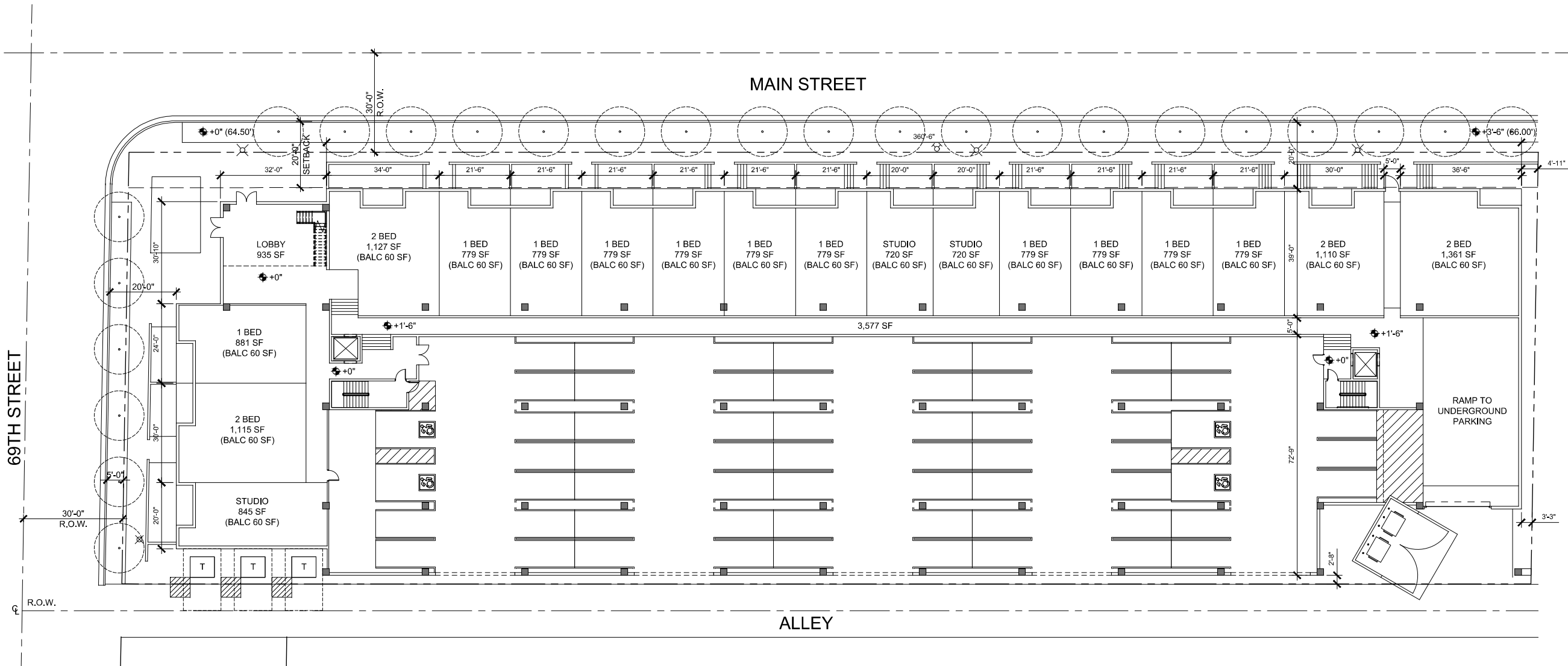
SCOTTSDALE RESIDENCES

LIV URBN
E. MAIN STREET & E. 1ST STREET
SCOTTSDALE, AZ 85261

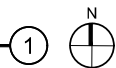
ISSUE		
DATE	REV	FOR
02.06.19		

Drawn
RL
Checked
PJL
Job Number
1822
Drawing
FIRST FLOOR PLAN
Sheet

A2.1
21-ZN-2016#2
07/02/19



FIRST FLOOR PLAN
1/16" = 1'-0"



NUMBER OF UNITS: 18
TOTAL UNIT SF: 15,822 SF
TOTAL CIRCULATION: 3,577 SF
NUMBER OF PARKING SPACES: 61 (196 TOTAL)
LOBBY: 935 SF

STUDIO: 3
1 BED: 11
2 BED: 4

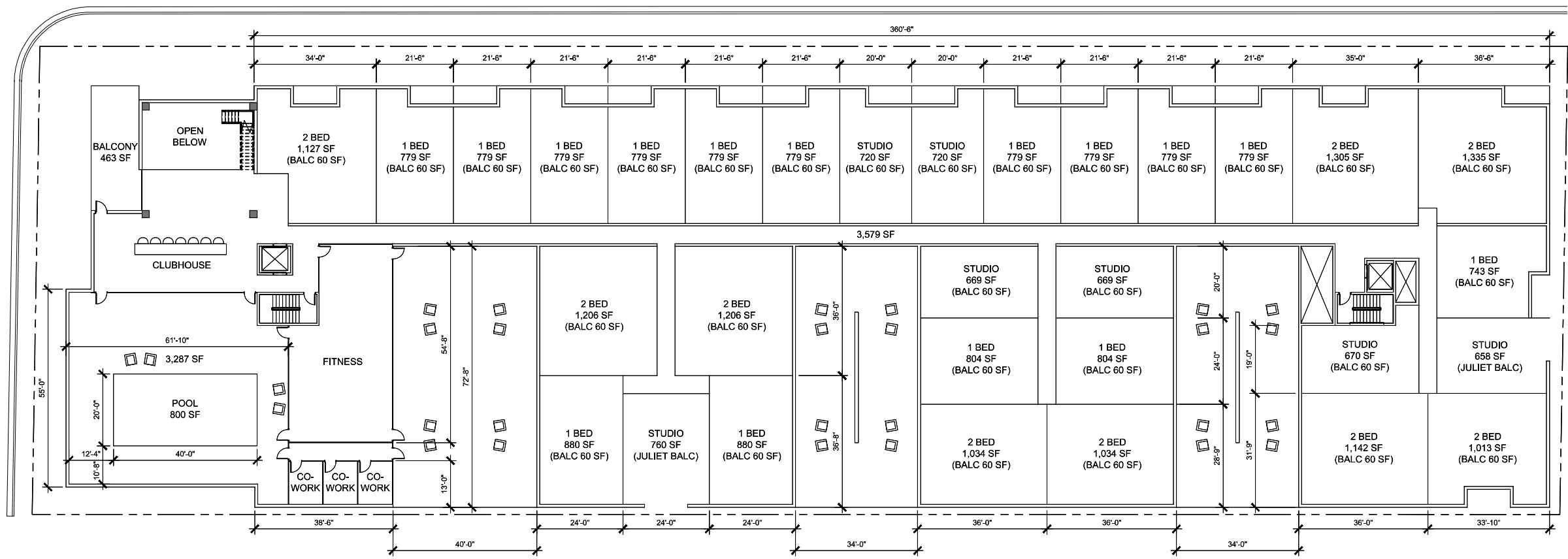
PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTTSDALE RESIDENCES
LIV URBN
E. MAIN STREET & E. 1ST STREET
SCOTTSDALE, AZ 85261

ISSUE		
DATE	REV	FOR
02.06.19		

Drawn
RL
Checked
PJL
Job Number
1822
Drawing
SECOND FLOOR PLAN
Sheet

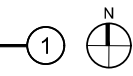
A2.2
21-ZN-2016#2
07/02/19



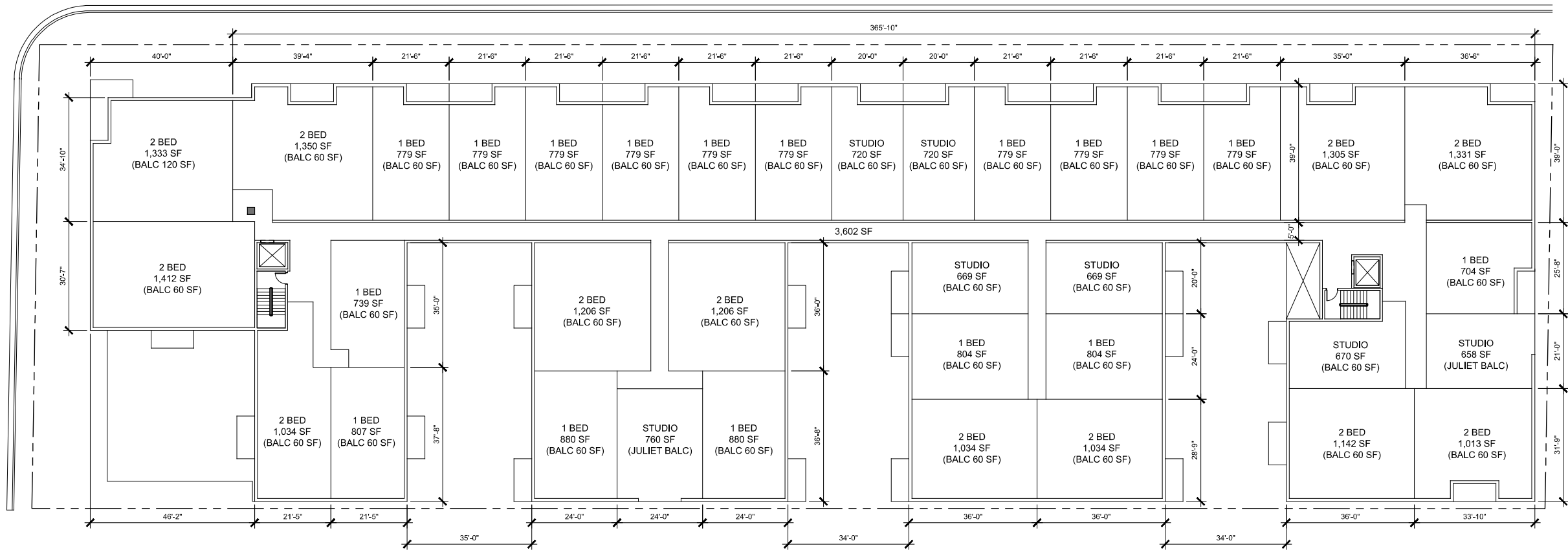
SECOND FLOOR PLAN
1/16" = 1'-0"

NUMBER OF UNITS: 31
TOTAL UNIT SF: 27,305 SF
TOTAL CIRCULATION: 3,579 SF
TOTAL AMENITY SF: 5,193 SF
LEASING OFFICE: 796 SF

STUDIO: 7
1 BED: 15
2 BED: 9



X:\1822 BARON APARTMENTS SCOTTSDALE OLD TOWN\DRAWINGS\A\NOT PROJECT HERE\SCOTTSDALE RESIDENCES\SHEETS\A2.3 THIRD FLOOR PLAN.DWG Plotted by: RICK LUNN on: 2/6/2019 10:21:16 AM

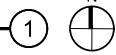


THIRD FLOOR PLAN

1/16" = 1'-0"

NUMBER OF UNITS: 36
TOTAL UNIT SF: 32,651 SF
TOTAL CIRCULATION: 3,602 SF

STUDIO: 7
1 BED: 17
2 BED: 12



PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTTSDALE RESIDENCES
LIV URBN
E. MAIN STREET & E. 1ST STREET
SCOTTSDALE, AZ 85261

ISSUE		
DATE	REV	FOR
02.06.19		

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Job Number
1822
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THIRD FLOOR PLAN
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21-ZN-2016#2
07/02/19

LIV URBN
E. MAIN STREET & E. 1ST STREET
SCOTTSDALE, AZ 85251

Drawn
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Checked
PJL
Job Number
1822
Drawing
FOURTH FLOOR PLAN
Sheet

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07/03/19



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ATTACHMENT B – CRASH DATA

CITY OF SCOTTSDALE

'13 - '18 COLLISION SUMMARY

REPORT #	DATE YYMMDD	TIME HHMM	NORTH / SOUTH ST.	TYPE	EAST WEST ST.	TYPE	DIR FROM	DIST FROM	INJ. SEV. #1 #2	PHYS. COND. #1 #2	VIOLATION #1 #2	ACTION #1 #2	TRAV. DIR. #1 #2	MANNER OF COLLISION	COMMENTS
1826962	181214	1117	69	ST	MAIN	ST	AT		99	99 99	99 1	99 14	WB SB	99	HIT AND RUN

KEY

INJURY SEVERITY:

1=NO INJURY, 2=POSSIBLE INJURY, 3=NON-INCAPACITATING INJURY, 4=INCAPACITATING INJURY, 5=FATAL INJURY, 99=NOT REPORTED / UNKNOWN

PHYSICAL CONDITION:

0=NO APPARENT INFLUENCE, 1=ILLNESS, 2=PHYSICAL IMPAIRMENT, 3=FELL ASLEEP / FATIGUED 4=ALCOHOL, 5=DRUGS, 6=MEDICATIONS, A=NO TEST GIVEN, B=TEST GIVEN, C=TEST REFUSED, D=TESTING UNKNOWN, 97=OTHER, 99=UNKNOWN

VIOLATION:

1=NO IMPROPER ACTION, 2=SPEED TOO FAST FOR CONDITIONS, 3=EXCEEDED LAWFUL SPEED 4=FOLLOWED TOO CLOSELY. 5=RAN STOP SIGN, 6=DISREGARDED TRAFFIC SIGNAL 7=MADE IMPROPER TURN, 8=DROVE/RODE IN OPPOSING TRAFFIC LANE, 9=KNOWINGLY OPERATED WITH FAULTY / MISSING EQUIPMENT, 10=REQUIRED MOTORCYCLE SAFETY EQUIPMENT NOT USED, 11=PASSED IN NO PASSING ZONE, 12=UNSAFE LANE CHANGE, 13=FAILED TO KEEP IN PROPER LANE, 14=DISREGARDED PAVEMENT MARKINGS, 15=OTHER UNSAFE PASSING, 16=INATTENTION/DISTRACTION, 17=DID NOT USE CROSSWALK, 18=WALKED ON WRONG SIDE OF ROAD, 19=ELECTRONIC COMMUNICATIONS DEVICE, 20=FAILED TO YIELD RIGHT OF WAY (added August 2014), 97=OTHER, 99 UNKNOWN

ACTION:

1=GOING STRAIGHT AHEAD, 2=SLOWING IN TRAFFICWAY, 3=STOPPED IN TRAFFICWAY, 4=MAKING LEFT TURN, 5=MAKING RIGHT TURN, 6=MAKING U-TURN, 7=OVERTAKING/PASSING, 8=CHANGING LANES, 9=NEGOTIATING A CURVE, 10=BACKING, 11=AVOIDING VEH/OBJ/PED/CYCLIST/ANIMAL, 12=ENTERING PARKING POSITION, 13=LEAVING PARKING POSITION, 14=PROPERLY PARKED, 15=IMPROPERLY PARKED, 16=DRIVERLESS MOVING VEHICLE, 17=CROSSING ROAD, 18=WALKING WITH TRAFFIC, 19=WALKING AGAINST TRAFFIC, 20=STANDING, 21=LYING, 22=GETTING ON OR OFF VEHICLE, 23=WORKING ON/PUSHING VEHICLE, 24=WORKING ON ROAD, 97=OTHER, 99=UNKNOWN

MANNER OF COLLISION:

1=SINGLE VEHICLE, 2=ANGLE (front to side, other than left turn), 3=LEFT TURN, 4=REAR END (front to rear), 5=HEAD-ON (front to front, other than left turn), 6=SIDESWIPE (same direction), 7=SIDESWIPE (opposite direction), 8=REAR-TO-SIDE, 9=REAR TO REAR, 97=OTHER, 99=UNKNOWN

TOTAL 1

CITY OF SCOTTSDALE

'13 - '18 COLLISION SUMMARY

REPORT #	DATE YYMMDD	TIME HHMM	NORTH / SOUTH ST.	TYPE	EAST WEST ST.	TYPE	DIR FROM	DIST FROM	INJ. SEV. #1 #2	PHYS. COND. #1 #2	VIOLATION #1 #2	ACTION #1 #2	TRAV. DIR. #1 #2	MANNER OF COLLISION	COMMENTS
13-05334	130306	1235	GOLDWATER	BL	MAIN	ST	AT		99 3	99 99	13 1	7 99	WB WB	4	HIT AND RUN
13-26425	131116	0225	GOLDWATER	BL	MAIN	ST	E	101	1	0	1	1	WB	1	
14-03847	140216	2238	GOLDWATER		MAIN	ST	W	150	99 1	99 0	99 1	10 3	WB WB	4	HIT & RUN
15-17095	150801	1526	GOLDWATER	BL	MAIN	ST	AT		99 1	99 0	13 1	1 1	SB SB	6	HIT AND RUN
15-17103	150804	1721	GOLDWATER	BL	MAIN	ST	AT		1 1	99 99		1 1	NB WB	2	
15-24656	151111	1153	GOLDWATER	BL	MAIN	ST	AT		3 3	0 0	6 1	1 1	SB EB	2	
16-02109	160127	1056	GOLDWATER	BL	MAIN	ST	S	127	1 1	0 0	2 1	1 5	SB SB	4	
16-05684	160309	1249	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	7 1	4 1	SB NB	3	
16-17215	160801	1758	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1	10 1	SB WB	8	
16-21587	160926	1018	GOLDWATER	BL	MAIN	ST	E	100	3	0	2	12	WB	1	
16-28037	161215	2125	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	97 1	10 1	SB WB	8	
1702161	170127	1952	GOLDWATER	BL	MAIN	ST	AT		99 1	99 0	2 1	1 1	SB SB	4	HIT AND RUN
1801243	180117	1019	GOLDWATER	BL	MAIN	ST	E	22	1 2	0 0	99 99	1 4	EB EB	2	
1809448	180427	1946	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1	5 17	NB WB	97	MULTI VEH 3
1820533	180917	1737	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	6 1	1 1	NB WB	2	
1821780	181005	1240	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1 1	1 1	NB WB	2	
1824941	181117	2221	GOLDWATER	BL	MAIN	ST	AT		1 1	0 0	1	1 2	EB EB	4	

KEY

INJURY SEVERITY:

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PHYSICAL CONDITION:

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VIOLATION:

1=NO IMPROPER ACTION, 2=SPEED TOO FAST FOR CONDITIONS, 3=EXCEEDED LAWFUL SPEED 4=FOLLOWED TOO CLOSELY. 5=RAN STOP SIGN, 6=DISREGARDED TRAFFIC SIGNAL 7=MADE IMPROPER TURN, 8=DROVE/RODE IN OPPOSING TRAFFIC LANE, 9=KNOWINGLY OPERATED WITH FAULTY / MISSING EQUIPMENT, 10=REQUIRED MOTORCYCLE SAFETY EQUIPMENT NOT USED, 11=PASSED IN NO PASSING ZONE, 12=UNSAFE LANE CHANGE, 13=FAILED TO KEEP IN PROPER LANE, 14=DISREGARDED PAVEMENT MARKINGS, 15=OTHER UNSAFE PASSING, 16=INATTENTION/DISTRACTION, 17=DID NOT USE CROSSWALK, 18=WALKED ON WRONG SIDE OF ROAD, 19=ELECTRONIC COMMUNICATIONS DEVICE, 20=FAILED TO YIELD RIGHT OF WAY (added August 2014), 97=OTHER, 99 UNKNOWN

ACTION:

1=GOING STRAIGHT AHEAD, 2=SLOWING IN TRAFFICWAY, 3=STOPPED IN TRAFFICWAY, 4=MAKING LEFT TURN, 5=MAKING RIGHT TURN, 6=MAKING U-TURN, 7=OVERTAKING/PASSING, 8=CHANGING LANES, 9=NEGOTIATING A CURVE, 10=BACKING, 11=AVOIDING VEH/OBJ/PED/CYCLIST/ANIMAL, 12=ENTERING PARKING POSITION, 13=LEAVING PARKING POSITION, 14=PROPERLY PARKED, 15=IMPROPERLY PARKED, 16=DRIVERLESS MOVING VEHICLE, 17=CROSSING ROAD, 18=WALKING WITH TRAFFIC, 19=WALKING AGAINST TRAFFIC, 20=STANDING, 21=LYING, 22=GETTING ON OR OFF VEHICLE, 23=WORKING ON/PUSHING VEHICLE, 24=WORKING ON ROAD, 97=OTHER, 99=UNKNOWN

MANNER OF COLLISION:

1=SINGLE VEHICLE, 2=ANGLE (front to side, other than left turn), 3=LEFT TURN, 4=REAR END (front to rear), 5=HEAD-ON (front to front, other than left turn), 6=SIDESWIPE (same direction), 7=SIDESWIPE (opposite direction), 8=REAR-TO-SIDE, 9=REAR TO REAR, 97=OTHER, 99=UNKNOWN

TOTAL 17

CITY OF SCOTTSDALE

'13 - '18 COLLISION SUMMARY

REPORT #	DATE YYMMDD	TIME HHMM	NORTH / SOUTH ST.	TYPE	EAST WEST ST.	TYPE	DIR FROM	DIST FROM	INJ. SEV. #1 #2	PHYS. COND. #1 #2	VIOLATION #1 #2	ACTION #1 #2	TRAV. DIR. #1 #2	MANNER OF COLLISION	COMMENTS
15-08797	150416	1254	GOLDWATER	BL	1	ST	W	126	1 1	0 0	1	13 1	EB EB	2	
16-02919	160205	2043	GOLDWATER	BL	1	ST	AT		99 1	99 0	97 1	10 5	WB WB	7	HIT AND RUN
16-23376	161020	0901	GOLDWATER	BL	1	ST	W	101	1 1	0 0	97 97	10 10	SB NB	2	
1715863	170717	1005	GOLDWATER	BL	1	ST	AT		4 1	0 0	13 1	17 1	NB EB	2	CAR/BICYCLE
1722604	171012	1000	GOLDWATER	BL	1	ST	AT		99 1	99 0	7 1	5 1	SB SB	6	HIT AND RUN

KEY

INJURY SEVERITY:

1=NO INJURY, 2=POSSIBLE INJURY, 3=NON-INCAPACITATING INJURY, 4=INCAPACITATING INJURY, 5=FATAL INJURY, 99=NOT REPORTED / UNKNOWN

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ACTION:

1=GOING STRAIGHT AHEAD, 2=SLOWING IN TRAFFICWAY, 3=STOPPED IN TRAFFICWAY, 4=MAKING LEFT TURN, 5=MAKING RIGHT TURN, 6=MAKING U-TURN, 7=OVERTAKING/PASSING, 8=CHANGING LANES, 9=NEGOTIATING A CURVE, 10=BACKING, 11=AVOIDING VEH/OBJ/PED/CYCLIST/ANIMAL, 12=ENTERING PARKING POSITION, 13=LEAVING PARKING POSITION, 14=PROPERLY PARKED, 15=IMPROPERLY PARKED, 16=DRIVERLESS MOVING VEHICLE, 17=CROSSING ROAD, 18=WALKING WITH TRAFFIC, 19=WALKING AGAINST TRAFFIC, 20=STANDING, 21=LYING, 22=GETTING ON OR OFF VEHICLE, 23=WORKING ON/PUSHING VEHICLE, 24=WORKING ON ROAD, 97=OTHER, 99=UNKNOWN

MANNER OF COLLISION:

1=SINGLE VEHICLE, 2=ANGLE (front to side, other than left turn), 3=LEFT TURN, 4=REAR END (front to rear), 5=HEAD-ON (front to front, other than left turn), 6=SIDESWIPE (same direction), 7=SIDESWIPE (opposite direction), 8=REAR-TO-SIDE, 9=REAR TO REAR, 97=OTHER, 99=UNKNOWN

TOTAL 5

ATTACHMENT C – PARCEL INFORMATION



130-11-003 Commercial Parcel

This is a commercial parcel located at [6939 E MAIN ST 20 SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$782,200.

Property Information

[6939 E MAIN ST 20 SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 3 W2 BLK 1 EX S 2'
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	33.49303854 -111.93104289
Lot Size	3,212 sq ft.
Zoning	D/DMU-2
Lot #	3
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$782,200	\$695,400	\$1,600,000	\$907,400	\$828,400
Limited Property Value	\$730,170	\$695,400	\$776,314	\$739,347	\$704,140
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$131,431	\$125,172	\$139,737	\$133,082	\$126,745
Property Use Code	1511	1511	1511	8971	8971
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

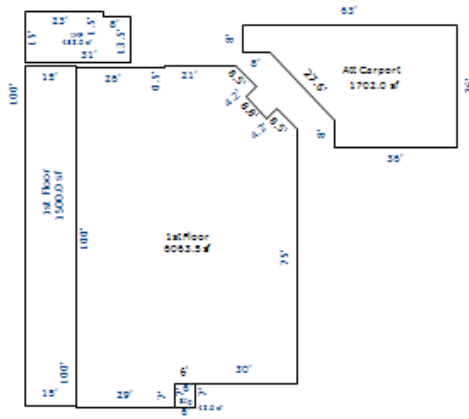
Additional Property Information

Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2.5	C	39	8,016
Site Improvements	000201	163	2	D	39	1

Sketches that illustrate the external dimensions of a property.

Sketches that illustrate the external dimensions of a property.



130-11-004 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhame Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$333,500.

Property Information

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 4 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	
Lot Size	6,523 sq ft.
Zoning	D/DMU-2
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$333,500	\$317,600	\$297,100	\$297,100	\$189,687
Limited Property Value	\$230,566	\$219,587	\$209,130	\$199,171	\$189,687
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$41,502	\$39,526	\$37,643	\$35,851	\$34,144
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-005 Commercial Parcel

This is a commercial parcel located at [6939 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhamel Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$500,400.

Property Information

[6939 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 5 & E2 LOT 6 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	33.49303854 -111.93104289
Lot Size	9,785 sq ft.
Zoning	D/DMU-2
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$500,400	\$476,500	\$445,700	\$445,700	\$284,571
Limited Property Value	\$345,898	\$329,427	\$313,740	\$298,800	\$284,571
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$62,262	\$59,297	\$56,473	\$53,784	\$51,223
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-006 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhame Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$166,800.

Property Information

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 6 W2 BLK 1 EX S 2'
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	
Lot Size	3,262 sq ft.
Zoning	D/DMU-2
Lot #	6
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$166,800	\$158,800	\$148,500	\$148,500	\$94,802
Limited Property Value	\$115,232	\$109,745	\$104,519	\$99,542	\$94,802
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$20,742	\$19,754	\$18,813	\$17,918	\$17,064
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-007 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhame Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$333,300.

Property Information

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 7 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	
Lot Size	6,519 sq ft.
Zoning	D/DMU-2
Lot #	7
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$333,300	\$317,500	\$296,900	\$296,900	\$189,605
Limited Property Value	\$230,466	\$219,491	\$209,039	\$199,085	\$189,605
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$41,484	\$39,508	\$37,627	\$35,835	\$34,129
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-008 Commercial Parcel

This is a commercial parcel located at [6921 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhamel Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$166,700.

Property Information

[6921 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HGHTS LOT 8 BLOCK 1 E2 EX S 2F TH/OF
Associated Parcels	130-11-003130-11-004130-11-005130-11-006130-11-007130-11-008
Lat/Long	33.49302054 -111.93177100
Lot Size	3,260 sq ft.
Zoning	D/DMU-2
Lot #	8
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$166,700	\$158,700	\$148,500	\$148,500	\$94,802
Limited Property Value	\$115,232	\$109,745	\$104,519	\$99,542	\$94,802
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$20,742	\$19,754	\$18,813	\$17,918	\$17,064
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

130-11-009 Land Parcel

This is a land parcel located at [6915 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$520,900.

Property Information

[6915 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 9 & W2 LOT 8 BLK 1
Lat/Long	33.49302054 -111.93194200
Lot Size	9,779 sq ft.
Zoning	D/DMU-2
Lot #	9
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$520,900	\$496,000	\$478,300	\$478,300	\$292,300
Limited Property Value	\$355,293	\$338,374	\$322,261	\$306,915	\$292,300
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$53,294	\$50,756	\$48,339	\$46,037	\$43,845
Property Use Code	0011	0011	0011	0011	0011
PU Description	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Sketches that illustrate the external dimensions of a property.

Sketches that illustrate the external dimensions of a property.

130-11-010 Commercial Parcel

This is a commercial parcel located at [6909 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$703,000.

Property Information

[6909 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS 1 LOT 10 BLK 1 EX S 2'
Lat/Long	33.49301048 -111.93214000
Lot Size	6,419 sq ft.
Zoning	D/DMU-2
Lot #	10
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160612087
Last Deed Date	08/25/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$703,000	\$640,100	\$604,900	\$502,800	\$501,200
Limited Property Value	\$582,054	\$554,337	\$527,940	\$502,800	\$501,200
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$104,770	\$99,781	\$95,029	\$90,504	\$90,216
Property Use Code	1512	1512	1512	1512	1512
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

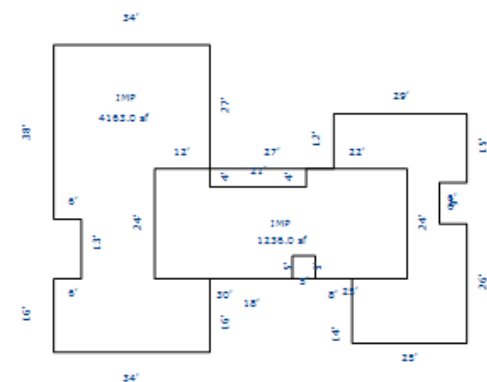
Additional Property Information

Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2	C	29	5,397
Site Improvements	000201	163	2	D	36	1

Building Sketches

Sketches that illustrate the external dimensions of a property.



130-11-011 Commercial Parcel

This is a commercial parcel located at [6903 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$340,800.

Property Information

[6903 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HEIGHTS 1 LOT 11 BLK 1 EX TRI IN NW COR PER DKT 4657/248 EX S 2'
Lat/Long	33.49301048 -111.93231100
Lot Size	6,459 sq ft.
Zoning	D/DMU-2
Lot #	11
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (35 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700, DENVER, CO 80202
Deed Number	160612087
Last Deed Date	08/25/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

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The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$340,800	\$324,600	\$310,800	\$310,800	\$280,700
Limited Property Value	\$340,800	\$324,600	\$309,472	\$294,735	\$280,700
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed FCV	n/a	n/a	n/a	n/a	n/a
Assessed LPV	\$61,344	\$58,428	\$55,705	\$53,052	\$50,526
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

ATTACHMENT D – TRIP GENERATION



design Trip Generation Calculations (10th Edition)

Existing Land Uses

710 General Office																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office	710	13.4	1000 SF GLA	9.74	50%	50%	1.16	86%	14%	1.15	16%	84%	131	66	65	16	14	2	15	3	12	
General Office	710	13.4	1000 SF GLA	2.71	50%	50%	0.37	86%	14%	0.47	16%	84%	36	18	18	5	5	0	6	1	5	
General Office	710	13.4	1000 SF GLA	27.56	50%	50%	4.23	86%	14%	3.23	16%	84%	370	185	185	57	50	7	43	7	36	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
General Office	710	13.4	1000 SF GLA	$\ln(T)=0.97\ln(X)+2.50$	50%	50%	$T=0.94(X)+26.49$	86%	14%	$\ln(T)=0.95\ln(X)+0.36$	16%	84%	151	76	75	39	34	5	17	3	14	
General Office	Standard Deviation			5.15			0.47			0.42												
	Number of Studies			66			35			32												
	Average Size			171			117			114												

Existing Zoning

820 Shopping Center																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Center	820	44.2	1000 SF GLA	37.75	50%	50%	0.94	62%	38%	3.81	48%	52%	1,668	834	834	42	27	15	168	81	87	
Shopping Center	820	44.2	1000 SF GLA	7.42	50%	50%	0.18	62%	38%	0.74	48%	52%	328	164	164	8	5	3	33	16	17	
Shopping Center	820	44.2	1000 SF GLA	207.98	50%	50%	23.74	62%	38%	18.69	48%	52%	9,187	4,594	4,593	1,049	651	398	826	397	429	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Center	820	44.2	1000 SF GLA	$\ln(T)=0.68\ln(X)+5.57$	50%	50%	$T=0.50(X)+151.78$	62%	38%	$\ln(T)=0.74\ln(X)+2.89$	48%	52%	3,449	1,725	1,724	174	108	66	297	143	154	
Shopping Center	Standard Deviation			16.41			0.87			2.04												
	Number of Studies			147			84			261												
	Average Size			453			351			327												



Trip Generation Calculations (10th Edition)

221	Multifamily Housing (Mid-Rise)			(Three to Ten Levels)																	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	5.44	50%	50%	0.36	26%	74%	0.44	61%	39%	658	329	329	44	11	33	53	32	21
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	1.27	50%	50%	0.06	26%	74%	0.15	61%	39%	154	77	77	7	2	5	18	11	7
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	12.50	50%	50%	1.61	26%	74%	1.11	61%	39%	1,513	757	756	195	51	144	134	82	52
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	121	Dwelling Units	T=5.45(X)-1.75	50%	50%	Ln(T)=0.98Ln(X)-0.98	26%	74%	Ln(T)=0.96Ln(X)-0.63	61%	39%	658	329	329	41	11	30	53	32	21
Multifamily Housing (Mid-Rise)				Standard Deviation		2.03			0.19				0.19								
				Number of Studies		27			53				60								
				Average Size		205			207				208								
				R ²		0.77			0.67				0.72								